

ಈ ದಸ್ತಾವೇಜು 19 ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ.

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 6483 2024-25 ಪುಟ ಸಂಖ್ಯೆ 1

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6483
24-25

LEASEDEED

THIS DEED OF LEASE ENTERED INTO ON THIS THE **25th DAY OF FEBRUARY 2025 (25-02-2025)** AT BENGALURU BY AND BETWEEN

SRI B.C RAMAKRISHNA (Aadhar No. 725462424809), aged about 67 years, S/o Late Chikkana, residing at No: 90/1, "Varapurnika Nilaya" Sai Brindavana Layout, Byappanahalli Village, Bidarahalli Hobli, Virgo Nagar Post, Bangalore -560049.

Hereinafter called "**LESSOR**" (Which expression wherever it so requires shall mean and include all their legal representatives, administrators, executors, successors-in-interest, and assigns etc.) OF THE ONE PART

AND

M/s R.S EDUCATIONAL and CHARITABLE TRUST, a registered Trust (Regd No. IV/295 dated 10-09-2024), having its registered office at #273, Byappanahalli Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru - 560049, represented by its Managing Trustee/**Chairman**:

Sri. CHANDRA OBULA REDDY P (Aadhar No. 537572327784), Aged about 60 years, S/o P OBULA REDDY, residing at Sri Laxmi Narashimha Nilayam, 11th Cross, near Ganesh Temple, Vinayaka Nagar, Annasandrapalya, Vimanpura, Bengaluru-560017

AND

its **Secretary**:

Sri. FATEYH BAHADUR SINGH (Aadhar No. 660857413521), Aged about 61 years, S/o. Shiv Bachan Singh, residing at # 4A, 101/5, Antariksha Apartment ,11th cross, 8th Main Road, Malleswaram Bangalore 560003

Hereinafter called "**LESSEE**" (Which term shall, wherever the context admits or permits, mean and include its representatives, agents, administrators, affiliates and permitted assigns); OF THE SECOND PART:

B.c. R

For R S EDUCATIONAL AND
CHARITABLE TRUST

Managing Trustee

ಕರ್ನಾಟಕ ಸರ್ಕಾರ 6483 2024-25 ಪುಟ ಸಂಖ್ಯೆ 2 ✓



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Sri.M/s R.S EDUCATIONAL and CHARITABLE TRUST, represented by its Managing Trustee/Chairman: Sri. CHANDRA OBULA REDDY P S/o P OBULA REDDY ಇವರು ₹8,79,300.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	8,79,300.00	Online Challan Reference Number RG0225000015866073 Dated:25/02/2025
Total:	8,79,300.00	

ಸ್ಥಳ : ಮಹದೇವಪುರ

ದಿನಾಂಕ: 25/02/2025

ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಮಹದೇವಪುರ

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಜಿಂಗಳೂರು

(ಸಹಿ)

WHEREAS, the Lessor is the sole and absolute owners of all the piece and parcel of Converted Land bearing Sy.No.39/4 Extent of 1-28 Guntas, Sy.No.39/3A, Extent of 0-20 Guntas in all measuring 2 Acres 08 Guntas along with building comprised of Ground Floor and three upper floors totally measuring 50,000 square feet of built up area along with open space for play area or thereabouts, situated at KAMMASANDRA Village, Bidarahalli Hobli, Bangalore East Taluk, which is more fully described hereunder and hereinafter referred to as SCHEDULE PROPERTY, for the sake of brevity.

WHEREAS, the Lessee has requested the Lessors to grant on lease the Schedule Premises for a period of 30 Years commencing from handing over the possession and the Lessors has agreed to give on lease the Schedule Property for running an Educational Institution and allied services to the Lessee and the Lessors has agreed to provide the same on the terms herein contained.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. GRANT AND PURPOSE OF LEASE

Based on the market conditions prevailing at that time, by entering and executing a fresh Lease deed.

That in pursuance of the above agreement and in consideration of the lease herein reserved the Lessor do hereby agree and shall transfer, all that its part and parcel of the scheduled property unto the Lessee to hold the same till the subsistence of the lease on the following terms and conditions.

The lease period shall commence from 01.02.2025 (the "Lease Commencement Date") and shall be for a period of 30 (THIRTY) years from 01.02.2025 and shall expire on 29.01.2055. The lease shall be renewed at the option of the Lessor and the Lessee for further period from time to time on mutually agreed terms and conditions by means of separate lease deeds otherwise the lease will be terminated by efflux of time.

The Lease shall be subject to a lock-in period of 10 (Ten) years from the Commencement Date (Lock-In"). It is expressly clarified that no party shall be entitled to terminate the lease during this Lock in period subject to other terms of this Lease Deed. In the event of Lessee terminating the lease during the Lock in- period, the Lessee shall be liable to pay the rents for the remaining term of the lock-in period.

The Lessors shall be entitled to terminate the Lease of the Schedule Property even during the Lock-in Period only if the Lessee fails to tender the Rent reserved under this agreement for any two consecutive months after issuing 15[Fifteen] days' Notice to the Lessee of the default committed. If the Lessee fails to cure the default within the Notice period, the Lease of the Schedule Property shall stand terminated. Similarly,

B.c. R

For R S EDUCATIONAL AND
CHARITABLE TRUST
Managing Trustee

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ: 0483 2024-25 ಪುಟ ಸಂಖ್ಯೆ: 4

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- MDP-1-06483-2024-25

ಮಹದೇವಪುರ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 25/02/2025 ರಂದು 05:16:25 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1,46,550.00
2	ಸೇವಾ ಶುಲ್ಕ	950.00
3	ಒಪ್ಪಿಗೆ ಶುಲ್ಕ	200.00
	ಒಟ್ಟು	1,47,700.00

Sri.M/s R.S EDUCATIONAL and CHARITABLE TRUST, represented by its Managing Trustee/Chairman: Sri. CHANDRA OBULA REDDY P S/o P OBULA REDDY ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Sri.M/s R.S EDUCATIONAL and CHARITABLE TRUST, represented by its Managing Trustee/Chairman: Sri. CHANDRA OBULA REDDY P S/o, P OBULA REDDY , 60, Resident of: , Sri Laxmi Narashimha Nilayam, 11th Cross, near Ganesh Temple, Vinayaka Nagar, Annasandrapalya, Vimanpura, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560017 (Presenter)		 Left Thumb	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಜಿಂಗಳೂರು

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Sri.M/s R.S EDUCATIONAL and CHARITABLE TRUST, represented by its Managing Trustee/Chairman: Sri. CHANDRA OBULA REDDY P S/o P OBULA REDDY, , 60, Resident of: , Sri Laxmi Narashimha Nilayam, 11th Cross, near Ganesh Temple, Vinayaka Nagar, Annasandrapalya, Vimanpura, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560017 (Claimant)		 Left Thumb	

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಜಿಂಗಳೂರು

the Lessee shall be entitled to terminate the Lease of the Schedule Property / Schedule Property even during the Lock-in Period only if the Lessor fails to comply any of its obligations under this Agreement after issuing 15 [Fifteen] days' notice to the Lessors and if the Lessors fail to cure the default within the Notice period, the Lease of the Schedule Property shall stand terminated.

2. RENT

In consideration of the grant of the Lease of this Deed, the Lessee has agreed to pay, with effect from May 2027, full monthly rent of the schedule property (rent for all the 4 floors (ground, first, second and third floor), playground, area and other facilities) to be paid on or before the 10th day of every month through cheque/RTGS/ Bank Transfer (subject to T.D.S. deductions, as applicable). The monthly rent shall be exclusive of GST and the Lessee shall pay the GST every month to the concerned department (if applicable to Lessor).

The Parties hereto have specifically agreed that while the Lessor shall complete the total building (Ground, First, Second and Third floor) in all respect by 31st May 2025, the period up to 30th April 2025 shall be fitment period and Lessee shall be liable to pay rents only from May 2025, which is as follows:

- 1-5-2025 to 30-4-2026: Rent of 2 floors only (Ground floor and First floor)
- 1-5-2026 to 30-4-2027: Rent of 3 floors only (Ground, first and second floor)
- 1-5-2027 Onwards : Rent of 4 floors only (Ground, first, second and third floor)

The Lessor has requested and consented that the monthly rent shall be initially paid in the following manner, and any changes in this shall be based on the written request from LESSOR

i).Sri. B.C.Ramakrishna	15.0 %
ii).Sri.Yethish Kumar	17.5 %
iii).Smt. Hemavathi B R	15.0 %
iv).Smt. Chandrika R	17.5 %
v).Smt. Anjinamma	17.5 %
vi).Smt. Sushma	17.5 %

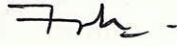
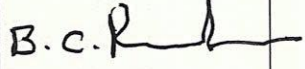
The Lessor and Lessee agree that there shall be escalation of the rent initially after a block of 2 years at the rate of 10% on the last rent paid in the month of 30th April 2027. First Enhancement shall start from 1st May 2027. Subsequently,

B.c.R

For R S EDUCATIONAL AND
CHARITABLE TRUST

Managing Trustee

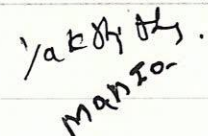
ದಾಖಲೆ ಸಂಖ್ಯೆ 6483 2024-25 ಪ್ರತಿ ಸಂಖ್ಯೆ 6

2	Sri.M/s R.S EDUCATIONAL and CHARITABLE TRUST, represented by its Secretary Sri. FATEYH BAHADUR SINGH S/o Shiv Bachan Singh, , 61, Resident of: , 4A, 101/5, Antariksha Apartment ,11th cross, 8th Main Road, Malleswaram, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560003 (Claimant)			
3	Sri.ಬಿ ಸಿ ರಾಮಕೃಷ್ಣ S/o ಲೇಟ್ ಚಿಕ್ಕಣ್ಣ, , 67, Resident of: , No: 90 / 1, "Varapurnika Nilaya" Sai Brindavana Layout, Byappanahalli Village, Bidarahalli Hobli, Virgo Nagar Post, , Bengaluru East, BENGALURU URBAN, KARNATAKA - 560049 (Executant)			
4	Sri.Yethish Kumar B R S/o Sri.B.C.Ramakrishna, , 41, Resident of: , No: 90/1, "Varapurnika Nilaya" Sai Brindavana Layout, Byappanahalli Village, Bidarahalli Hobli, Virgo Nagar Post, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560049 (Executant)			
5	Smt.Hemavathi B R D/o Sri.B.C.Ramakrishna, , 39, Resident of: , No: 90/1, "Varapurnika Nilaya" Sai Brindavana Layout, Byappanahalli Village, Bidarahalli Hobli, Virgo Nagar Post, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560049 (Executant)			

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಚಿಂಗಳೂರು

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	Sri. Yakshith S/o Srinivas (Identifier)	,Devasandra K R Puram, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560036	
2	Sri. Manju S/o Erappa (Identifier)	,Byappanahalli Village, Bidarahalli Hobli, Virgo Nagar Post, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560049	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಚಿಂಗಳೂರು

the escalation rents shall be paid at the rate of 5% on the last rent every year. The Rent Schedule is enclosed herewith as **Annexure-I** to the Lease Deed.

3. SECURITY DEPOSIT

The Lessee on the advice of Lessor, has paid a sum of Rs.50,00,000/- (Rupees Fifty Lakhs Only) being the interest free refundable security deposit (hereinafter referred to as the "Security Deposit" in favour of Lessor through RTGS, as per details below, and the Lessor has acknowledged the receipt of the same.

S.No	Date	Name	Account Number	Bank	Amount
1	21 09 2024	Ramakrishna BC	840310110011252	BOI, Virgonagar	15,00,000
2	23-09-2024	Hemavathi BR	3219101002207	Canara Bank KR Puram	15,00,000
3	12-12-2024	Ramakrishna BC	840310110011252	BOI, Virgonagar	10,00,000
4	13-12-2024	Yethish Kumar BR	840310110007481	BOI, Virgonagra	5,00,000
5	26-12-2024	Yethish Kumar BR	840310110007481	BOI, Virgonagra	5,00,000

The Security Deposit shall be refunded on the expiry or earlier termination of this lease by simultaneously handing over of possession of the demised premises by the lessee. Any delay in the Lessor returning the Security Deposit shall attract penal interest calculated at the rate of 18% per annum calculated for each day of delay until the actual date of payment and during such period of delay the lessee shall be entitled to continue in occupation and use of the Demised premises without incurring the liability to pay Rent for such period of delay until the day of actual refunding of the Security Deposit.

The Lessor shall be entitled to adjust from the interest free security deposit any amount that may be due or owing to the lessor by the lessee towards arrears for rent of other charges or damages if any caused to the schedule property or the equipments installed therein belonging to the Lessor. It is however, agreed that reasonable wear and tear, of the Demised Premises shall be accepted and shall not be considered by the Lessors in calculating the amount recoverable by the Lessor.

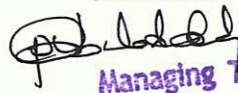
4. LESSEE'S OBLIGATIONS

4.1 Save as provided elsewhere hereunder and during the subsistence of this Deed, the Lessee shall regularly pay the Rent, GST and all other levies in accordance with the terms of this Deed.

4.2 The Lessee shall procure all necessary approvals, clearances, sanctions, permissions, from the concerned statutory bodies for running only a School.

B.c.R

For R S EDUCATIONAL AND
CHARITABLE TRUST


Managing Trustee

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 6483 2024-25 ಪುಟ ಸಂಖ್ಯೆ 8 ✓



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು

ನಂಬರ್ MDP-1-06483-2024-25 ಆಗಿ

ದಿನಾಂಕ 25/02/2025 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ

ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಮಹದೇವಪುರ)

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಜಿಂಗಳೂರು



4.3 The Lessee may construct temporary partitions/ structures within the Demised Premises as the Lessee may deem necessary; install any electrical equipment required for the Lessee's operation hereunder including but not limited to computer systems electronic exchanges etc and / or store all such materials / articles / appliances on the Demised premises as may be necessary for the lessee to carry on the operation of the school only.

The Lessee shall also ensure that all requisite safety measures as are required shall be followed for running a school. The Lessee shall remove all such temporary structure, equipment and machinery from the Demised premises prior to temporary structure, equipment and machinery from the Demised premises prior to the handover of the same to the lessors at the time of expiry or termination of deed at its cost.

4.4 The Lessee shall permit the lessors or his duly authorized representatives upon reasonable notice to enter the Demised premises at reasonable hours, for the purpose of inspection and or carrying out any required structural repairs in the Demised Premises.

4.5 The Lessee shall at its own cost undertake all day-to-day repairs maintenances (including the maintenance of Lift, Bore Well, STD Generator) such as replacement of fused bulbs, leakage of caps, placement of glass panes and all other minor repairs, inside the Demised Premises. The Lessee shall provide the Lessors prior notice when undertaking any electrical, plumbing or maintenance works/repairs that may affect the common areas and other tenants of the building.

4.6 The Lessee shall not, without the prior written consent of the Lessors, sub-lessee, under lease, under-let or sub-let or assign in part or full the leasehold rights in relation to the Demised Premises to any third party.

4.7 The Lessee, shall forthwith on the expiry of the Lease or its earlier determination as per the terms of this Deed, hand over vacant and peaceful possession of the Demised Premises in as good a condition as it was at the inception of the Lease subject to normal wear and tear, simultaneously with the refund of the Security Deposit and in accordance with other terms of this Deed.

4.8 The Lessee shall not without the prior written approval of the Lessor make any structural alteration or addition of a permanent nature to the Demises or the Building. The Lessee shall not do any act which shall cause any damage to the Building the Demised or the Schedule Property.

B.C.P.

For R S EDUCATIONAL AND
CHARITABLE TRUST
Managing Trustee

4.9 The Lessee may install signage on around or within the Demised premises and on the facade of the building forming part of facade of the Demised premises including banners, billboards and other advertising material relating to the school in terms of Applicable law. Installation / placement of AC units on the exterior of the building to be done after obtaining prior consent of the Lessors.

4.10 The Lessee will not be permitted to do anything illegal on the Demised premises the Lessee will not be permitted to store combustible goods or dangerous goods that are likely to damage or prejudicially affect the Building or Demised premises other than those that are ordinarily in the course of its business and will ensure safe and appropriate storage of the same.

4.11 The Lessee shall abide by byelaws of the Municipal Corporation, local government, and other government departments that are applicable to the Lessee and shall use the Demised Premises as per such byelaws.

4.12 The Lessor has provided one Borewell in the Schedule Premises. Any additional requirement of water will be arranged by the Lessee at its cost and responsibility.

4.13 The Lessee represents and warrants to the Lessor that it is a registered Trust and all necessary resolutions for entering into and performing this Deed have been duly completed.

4.14 The Lessee shall use and occupy the demised premises peacefully without causing any annoyance or nuisance, damage or inconvenience to the neighbours.

4.15 The entire electricity bill to be paid every month by the Lessee.

5. LESSORS' OBLIGATIONS

5.1 On the Lessee paying the Rent hereby reserve observing and performing the Covenants and stipulation herein contained and, on its part, to be observed and performed the lessee shall, during the Term, be entitled to peaceful and uninterrupted use of the Demised premises as per the terms of this Deed.

5.2 The Lessors shall for and during the terms, bear and pay all existing and future rates, taxes, cesses, assessment and outgoings in respect of the schedule property the Building and / or the Demised premises including land tax, building tax corporation and house tax property tax, and municipal-tax (herein referred to as Statutory Dues) and increases thereof which are now or may at any time hereafter during the term be assessed, charged or imposed in respect of the schedule property the building and / or the Demised premises, or any part thereof.

B.c. R

For R S EDUCATIONAL AND
CHARITABLE TRUST
Managing Trustee

7/2/25

5.3 That the Lessors shall be liable to undertake the responsibility of major repairs, required for the demised premises. In case the same is undertaken by the Lessee with the prior approval of the Lessors, the cost incurred by the Lessee shall be reimbursed by the Lessors.

5.4 During the subsistence of the lease and the renewed term, the Lessor shall ensure the scheduled premises shall have continuous water supply to the schedule premises at all time by the source of borewell and pump provide by him

5.5 The Lessors shall assist the Lessee in obtaining all approvals/ licenses that the Licenses may require for operating the school.

5.6 110 KVA of power shall be provided by the lessors to the lessee. The Lessors shall assist the Lessee in acquiring more power if the lessee so requires, however the Lessee shall seek and apply sanction of additional power/load from the concerned authorities and all related expenses and additional deposits, if any shall be borne by the Lessee. Any additional KSEB deposits in this regard paid by the Lessee will be refunded back to the Lessee at the time of expiry or early termination of this Deed on production of the original receipts thereto.

5.7 The Lessor(s) shall not interfere with the activities of the school in any manner whatsoever.

5.8 Lessors shall provide a legally tenable clear access of road leading to the premises Failure to do so would make this agreement in fructuous and it would be a right of the LESSEE to claim all the advances and other payment with interest.

6. LESSORS' REPRESENTATION

As on date of execution of this Deed and during the Term, the Lessor hereby severally represent to the Lessee as follows:

6.1 The Lessors is the legal owner of the Schedule Property/ Building and the Demised Premises and is legally entitled to grant the Demised Premises Lease to the Lessee on the terms and conditions herein contained. Other than as contemplated under this Deed, the Lessors has not entered in to any arrangement or agreement of sale, lease, license or other transaction in respect of the Demised Premises or any part thereof with any person or party.

7. SALE OR MORTGAGE

7.1 Any sale or other transfer of the Demised Premises by the Lessors shall not affect the right or possession of the Lessee under this Lease Deed and shall be subject to the term and conditions thereof. In the event the Lessors desirous of selling the Schedule Property or any part thereof, the Lessee have the right of first refusal to purchase the same.

B.C.R.



For R S EDUCATIONAL AND
CHARITABLE TRUST

Managing Trustee



The Lessors shall first offer to sell the Schedule Property or any part thereof to the Lessee. In the event Lessee does not accept the offer of the Lessors, then Lessors shall be free to offer the Schedule Property to any third party.

8. TERMINATION

8.1. Termination after expiry of Lock-In.

After the expiry of the aforementioned 10 (Ten) years Lock-In, the Lessee may at its sole discretion, terminate this Deed by giving 6 months' notice in writing to the Lessors post the Lock-in period.

8.2 Handing over possession upon Termination:

The Lessee shall on termination of this Deed, either by efflux of time or otherwise, vacate the Demised Premises and hand over the possession of the same to the Lessors. In the unlikely event that the Lessee fails to hand over the possession by the time and in the manner prescribed in terms of this Deed, the Lessee shall be liable to pay twice the agreed Rent payable per month to the Lessors for such period of unauthorized occupancy (proportionate to such period of occupancy), apart from being liable for civil consequences, as may be available to the Lessors

8.3 Renewal of the Deed

In the event the Lessee intends to renew the lease, at the end of the Term, the Lessee shall give the Lessor/s an advance notice of Six (6) months, in writing of its intention to renew the lease. Renewal of the Lease can be done on mutually acceptable terms and conditions at that time and enter into a new lease deed incorporating all such terms and conditions.

9. FORCE MAJEURE

9.1 "Force Majeure" shall refer to any unforeseen circumstances or civil commotion, or Acts of God rendering the Demised Premises inaccessible or uninhabitable, or if the demised premises is acquired compulsorily by any governmental authorities or if the Lessee's rights in connection with the lease is adversely or prejudicially affected or impaired as a result of any governmental or municipal action.

9.2 If the performance by any Party of any of its obligations under this Deed is prevented, restricted or interfered with by reason of Force Majeure, then such Party shall be excused from such performance to the extent of such prevention, restriction or interference, provided that such Party shall use reasonable efforts to avoid or remove such cause of non-performance and shall continue performance here under whenever such causes are removed.

B.C.R.

For R S EDUCATIONAL AND
CHARITABLE TRUST
Managing Trustee

9.3 If, due to any Force Majeure event, damage or destruction is caused to the Demised Premises, the Lessors shall restore the Demised Premises and till such time that the Lessee is unable to use the Demised Premises or any part thereof due to such damage or destruction, the Lessee shall not be required to make payment_ of the Rent or any other payments for such period till the date that the Demised Premises is substantially restored to the condition as delivered by the Lessors to the Lessee originally.

10. GENERAL PROVISIONS

10.1 **Arbitration:** Any dispute, controversy or claim arising out of or relating to this Deed, or breach, termination or invalidity thereof, shall be settled by arbitration in accordance with the Arbitration and Conciliation Act, 1996 as at present in force, and/ or any amendments thereto, (from time to time. Parties shall attempt to nominate a sole arbitrator failing which each Party to the dispute shall appoint an arbitrator of its choice and the two arbitrators shall appoint the third arbitrator.

10.2 **Notice:** Any notice or correspondence to be sent to any Party under this Deed shall be addressed and sent to the address mentioned in this Deed and such notice and correspondence is deemed to have been served on such Party if addressed and sent by certificate of posting or by courier or by personal delivery. The Parties shall not be responsible for delay or non-delivery due to change in the address (if change of address is not intimated in writing).

Intimation by e-mail shall also be deemed as due intimation. Similarly, any notice or correspondence to be sent to any Party under this Deed shall be addressed and sent to the address mentioned in this Deed and such notice and correspondence is deemed to have been served on any Party if duly addressed and sent by certificate of posting or by courier or by personal delivery.

10.3 **Variation/Amendments:** No change, variation or modification of any of the terms and conditions set forth herein shall be valid unless incorporated as an amendment to this Deed, and signed by the Parties/their duly authorized representative.

10.4 The stamp duty and registration charges to be paid in respect of this Deed shall be borne by Lessee.

10.5 **Severability:** If any provision of this Deed is held to be unenforceable, illegal or void, all other provisions will nevertheless continue in full force and effect. The Parties will nevertheless be bound to negotiate and settle a further provision and which is enforceable, legal and valid.

10.6 **No Waiver:** All the original rights of the Parties under this Deed shall remain in full force and effect notwithstanding the failure of either Party to insist upon the strict performance of this Deed by the other Party.

B.c.R

For R S EDUCATIONAL AND
CHARITABLE TRUST
Managing Trustee

Any neglect or forbearance of delay in enforcement of any right hereof will not be construed as a waiver of the same and both the Parties will, at any time thereafter be entitled to call upon the other Party to comply strictly with the provisions hereof, whether for the same or for a subsequent default.

10.7 Entire Agreement: This Deed constitutes the entire agreement between the Parties as to the subject matter hereof and supersedes all previous deeds or understandings, if any.

10.8 Confidentiality: The Lessors agree that the terms of this Deed and all other information concerning the business of the Lessee will be kept confidential by the Lessors and its agents, employees and representatives and, will not be disclosed in any manner whatsoever, in whole or in part, by Lessors or their agents, employees or representatives without the prior written consent of the Lessee.

10.9 Joint and Several Liability: Notwithstanding any other provision contained herein, the Lessors shall be jointly and severally liable to the Lessee for the performance of their obligations under this Deed, and the use of Lessor or Lessors in this Deed shall in each instance refer to each of the Lessors jointly and severally.

10.11 Event of Default: In the event the Lessee defaults in the payment of the lease rent for a consecutive period of three (3) months, the Lessors shall provide a notice to the Lessee to rectify such default within a period of thirty (30) days from the receipt of such notice. In the event the Lessee does not remedy the default amount within the thirty (30) days, it will be considered as an event of default on the part of the Lessee and the Lessors shall be entitled to terminate this Deed and enforce the terms of the lock-in period understanding. However, it is expressly clarified that the Lessors shall be liable to refund any and all Security Deposit that is owed to the Lessee in terms of this Deed after deducting any unpaid rent and other charge payable at the time of handover of the Demised Premises.

10.12 The Lessee complying with all the obligations cast upon it contained in this Lease Agreement, the Lessor shall not have the right to terminate this Lease deed.

11. The Stamp Duty charges and registration fee for registration of this Lease Deed is borne by the Lessee. This Deed is executed in two sets one in original and Duplicate. The Lessee shall retain the original and Lessor shall retain the Duplicate.

B.C.R.

For R S EDUCATIONAL AND
CHARITABLE TRUST
Managing Trustee



12. LAND LORD (LESSORS'S) UNDERTAKING OF THINGS TO BE DONE AND TO BE PROVIDED AT THEIR OWN COST:

1. The Lessor shall complete the total building (Ground. First, Second and Third floor) in all respect by 31st May 2025.
2. The Lessor shall ensure Drainage facility provision to connect proposed building drainage water to connect it to the nearby main sewage line of the Municipal authority. for the proposed premises and disposal system, outlet connection without any disturbance.
3. HT power connection of 110 KVA of power and a dedicated Transformer for the entire premises and other electrical equipment/ installations prescribed by the Lessee and subsequent power loads as required by the Lessees shall be provided by the lessors to the lessee. The Lessors shall assist the Lessee in acquiring more power if the lessee so requires.
4. Bore with 5 H.P. submersible pump
5. No high-tension electricity lines shall pass within the distance at least 2.0 meter away from any side of the school, and no such high-tension lines shall pass over the school building.
6. The Lessor shall obtain the Land Conversion i.e from agriculture land to non-agriculture land for education purpose for educational purpose.
7. The premises should be in permitted Zone to establish higher secondary school/college.
8. Approved layout plan from the concerned authorities.
9. Setbacks to be followed all along the building as per NBC norms.
10. The Lessor shall obtain the occupancy certificate from the concerned authorities by ensuring construction of building as per norms.
11. The Lessor shall provide Safe drinking water and shall obtain Sanitary certificate from the concerned authorities by providing required quantity of safe drinking water and utility water to the educational institution to be run by Lessee in the proposed premises.
12. The Lessor shall obtain the structural soundness certificate from concerned authorities.
13. The Lessor shall provide Certificate of Land as per Appendix VI of CBSE bye laws.
14. The Lessor shall provide water connection with good quality branded taps/fittings.
15. The Lessor shall provide Complete toilets/bathrooms and all sanitary fittings and fixtures. It shall be of reputed quality, brands and models.
16. To provide electrical points with good wiring, switch boards of reputed quality and branded materials for the entire building including all the rooms, bath rooms, passages, corridors, staircase cellar and terrace.
17. To provide telecom, internet cable wiring to all the rooms.

B.c.R

For R S EDUCATIONAL AND CHARITABLE TRUST
Managing Trustee



18. Civil. works ie. Construction of walls with plaster neeru finish as per specification. Compound wall of 8 feet high around the building with the gates erected at the required area.
19. Two (2) Staircases as per the NBC norms, Fire and Safety Norms. Windows sliding & Grills to be provided. Safety grills and measures to be taken for the entire premises.
20. The Lessor shall provide parking area in proportion to the occupancy of the building.
21. The Lessor shall provide Levelled playground in the premises.
22. The Lessor shall not install hoardings, TV towers or cell phone network towers on the terrace of the building or with in the premises.

13. MARKETABLE TITLE:

The lessors herein declare that I am the only absolute owner and the possessors of the proposed property to be leased out. I have got every right to lease out the property by constructing the building in it. There is no problem for the same. I declare that the said premises is free from all encumbrances, charges, litigation and all other impediments Whatsoever.

14. LESSEE'S UNDERTAKING OF THINGS TO BE DONE AT THEIR OWN CAST:

Lessee shall obtain RTE, RR copy, Fire, DEO permission from the education board for running the school.

The lessor and lessee further mutually agree that in an occurrence of any unforeseen circumstances like lockdown, force majeure, act of God, and the time for the occupancy of the premises by the lessee or the execution of the registered lease agreement does not materialize, both the lessee and lessors shall not claim any damages against each other and they shall co-operate with each other for due performance of this understanding.

15. RENEWAL OF THE DEED:

In the event the Lessee intends to renew the lease, at the end of the Term, the Lessee shall give the Lessor/s an advance notice of Six (6) months, in writing of its intention to renew the lease. Renewal of the Lease can be done on mutually acceptable terms and conditions at that time and enter into a new lease deed incorporating all such terms and conditions.

B.c. R

For R S EDUCATIONAL AND
CHARITABLE TRUST
Managing Trustee

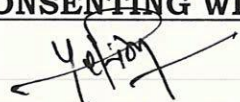
SCHEDULE PROPERTY/PREMISES

All that piece and parcel of the converted vacant land bearing **Sy.No.39/4** **Extent of 1 Acre 15.12 Guntas out of 1 Acre 28 Guntas, Sy.No.39/3A,** **Extent of 0-20 Guntas** in all measuring **1 Acres 35.12 Guntas** along with building comprised of Ground Floor and three upper floors totally measuring **50,000 square feet** of built-up area along with open space for play area or thereabouts, Property **E-Katha No.150200400100220457, Property No.325/39/4-324/39/3A,** situated at **KAMMASANDRA** Village, Bidarahalli Hobli, Bangalore East Taluk and bounded on the:

East by : Property bearing Sy.No.39/3B
West by : Property bearing Sy No.38/ 1, 38/2 and Road,
North by : Property bearing Sy.No.39 /2
South by : Kaluve

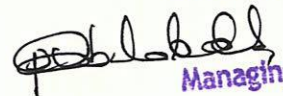
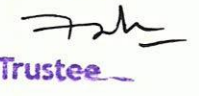
IN WITNESS WHEREOF THE PARTIES HAVE PUT THEIR HANDS TO THIS DEED OF LEASE ON THIS THE DATE AND YEAR ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES

CONSENTING WITNESSES


1.Sri. Yethish Kumar B R, aged about 41 years
S/o.Sri.B.C.Ramakrishna
Aadhaar No.320789943515

B.c.R

For R S EDUCATIONAL AND
CHARITABLE TRUST

 
Managing Trustee

Hemavathi
2.Smt. Hemavathi B R, aged about 39 years
D/o.Sri.B.C.Ramakrishna
Aadhaar No.400629066105

All are residing at No: 90/1, "Varapurnika Nilaya" Sai Brindavana Layout,
Byappanahalli Village, Bidarahalli Hobli, Virgo Nagar Post, Bangalore -
560049.

WITNESSES:

1. *yakappa*

Devalakonda
K.R.Puram
Bangalore

2. *mahta*

Byappanahalli
Bidarahalli
Bangalore

B.C.R

Sri B.C Ramakrishna
Lessor(s)

**For R S EDUCATIONAL AND
CHARITABLE TRUST**

[Signature]

1.Sri Chandra Obula Reddy P

**For R S EDUCATIONAL AND
CHARITABLE TRUST**

2.Sri Fateyh Bahadur Singh

Managing Trustee

Lessee(s)

DRAFTED BY ME
[Signature]
K.S. SHANKAR SINGH
DOCUMENT WRITER
Licence No. DR/DWL/8/2012-13
BANGALORE URBAN

6483 2024-25 19

ANNEXURE-I
RS EDUCATIONAL AND CHARITABLE TRUST
Rent chart

Year No	From	To	Rent paid in last month of previous year w.e.f 1-5-28(A)	MONTHLY RENT (B) (Rent/month with annual escalation)	ANNUAL RENT (C=B*12)
1	1/5/2025	30-04-26	625000	625000	7500000
2	1/5/2026	30-04-27	937500	937500	11250000
3	1/5/2027	30-04-28	937500	1031250	12375000
4	1/5/2028	30-04-29	1031250	1082813	12993750
5	1/5/2029	30-04-30	1082813	1136953	13643438
6	1/5/2030	30-04-31	1136953	1193801	14325609
7	1/5/2031	30-04-32	1193801	1253491	15041890
8	1/5/2032	30-04-33	1253491	1316165	15793984
9	1/5/2033	30-04-34	1316165	1381974	16583684
10	1/5/2034	30-04-35	1381974	1451072	16583684
11	1/5/2035	30-04-36	1451072	1523626	18283511
12	1/5/2036	30-04-37	1523626	1599807	19197687
13	1/5/2037	30-04-38	1599807	1679798	20157571
14	1/5/2038	30-04-39	1679798	1763787	21165450
15	1/5/2039	30-04-40	1763787	1851977	22223722
16	1/5/2040	30-04-41	1851977	1944576	23334908
17	1/5/2041	30-04-42	1944576	2041804	24501654
18	1/5/2042	30-04-43	2041804	2143895	25726736
19	1/5/2043	30-04-44	2143895	2251089	27013073
20	1/5/2044	30-04-45	2251089	2363644	28363727
21	1/5/2045	30-04-46	2363644	2481826	29781913
22	1/5/2046	30-04-47	2481826	2605917	31271009
23	1/5/2047	30-04-48	2605917	2736213	32834559
24	1/5/2048	30-04-49	2736213	2873024	34476287
25	1/5/2049	30-04-50	2873024	3016675	36200101
26	1/5/2950	30-04-51	3016675	3167509	38010106
27	1/5/2051	30-04-52	3167509	3325884	39910612
28	1/5/2052	30-04-53	3325884	3492179	41906142
29	1/5/2053	30-04-54	3492179	3666787	44001450
30	1/5/2054	30-01-55	3666787	3850127	34651141
Average Rent /year					729102397
					24303413

For R S EDUCATIONAL AND CHARITABLE TRUST

(Signature)
Managing Trustee

(Signature)
B.e.R

B.e.R

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ. ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

BK-I H03
25-26

1

ORIGINAL

RECTIFICATION OF LEASE DEED

This Rectification Deed is made and executed on this the **7th day of May, Two Thousand Twenty Five (07-05-2025)**, at Bangalore, by

SRI B.C RAMAKRISHNA (Aadhar No. 7254 6242 4809), aged about 67 years, S/o Late Chikkana, residing at No: 90/1, "Varapurnika Nilaya" Sai Brindavana Layout, Byappanahalli Village, Bidarahalli Hobli, Virgo Nagar Post, Bangalore -560049.

Hereinafter called "**LESSOR**" (Which expression wherever it so requires shall mean and include all their legal representatives, administrators, executors, successors-in-interest, and assigns etc.) OF THE ONE PARTY

AND

M/s R.S EDUCATIONAL and CHARITABLE TRUST, a registered Trust (Regd No. IV/295 dated 10-09-2024), having its registered office at #273, Byappanahalli Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru - 560049, represented by its Managing Trustee/**Chairman**:

Sri. CHANDRA OBULA REDDY P (Aadhar No. 537572327784), Aged about 60 years, S/o P OBULA REDDY, residing at Sri Laxmi Narashimha Nilayam, 11th Cross, near Ganesh Temple, Vinayaka Nagar, Annasandrapalya, Vimanpura, Bengaluru-560017

B.C.R.

7/5

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 403 2025-26 ಪುಟ ಸಂಖ್ಯೆ 2



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

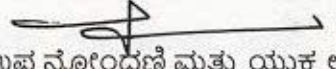
Sri.M/s R.S EDUCATIONAL and CHARITABLE TRUST, represented by its Managing Trustee/Chairman Sri.

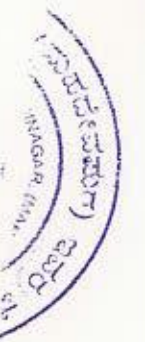
CHANDRA OBULA REDDY P S/o P OBULA REDDY ಇವರು ₹1,100.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	100.00	Online Challan Reference Number RG0525000018086241 Dated:06/05/2025
E-Payment	1,000.00	Online Challan Reference Number RG0525000018086241 Dated:06/05/2025
Total:	1,100.00	

ಸ್ಥಳ : ಮಹದೇವಪುರ

ದಿನಾಂಕ: 07/05/2025


ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಮಹದೇವಪುರ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಚಿಂಗಲೂರು



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
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ಬೆಲೆ : ರೂ.3/-
(ಚಿವಸಾಟಿ ಸೇರಿ)

2

AND

Its SECRETARY:

Sri. FATEYH BAHADUR SINGH (Aadhar No. 660857413521), Aged about 61 years, S/o. Shiv Bachan Singh, residing at #4A,101/5, Antariksha Apartment ,11th cross, 8th Main Road, Malleswaram Bangalore 560003

Hereinafter called "**LESSEE**" (Which term shall, wherever the context admits or permits, mean and include its representatives, agents, administrators, affiliates and permitted assigns); OF THE SECOND PARY:

Hereinafter called the "**SECOND PARTIY**" of the other part,

Whereas the terms '**FIRST PARTY**' and '**SECOND PARTY**' shall mean and include their respective heirs, executors, administrators, legal representatives, successors, and assignees etc.,

Whereas the first party as the LESSOR and the Second party as the LESSEE, the first party had executed a **Lease Deed** in favour of the Second Party in respect of the property, which is morefully described in the schedule hereunder, the same was registered as No.MDP-1-06483/2024-25 of Book-1, Dated 25/02/2025, registered in the office of the Sub-Registrar, Mahadevapra, Bangalore.

And whereas the Second party has been in peaceful possession and occupation of the schedule property. It has now come to the notice of the Second party that in the **page No.2**, the period of the Lease 30 years correctly mentioned, but the Lease commencement date is wrongly mentioned as 01-02-2025 to 29-01-2055 instead of the lease commencement date is 01-02-2025 to 31-01-2055.

B.C.R.

7/11/25

7/11/25

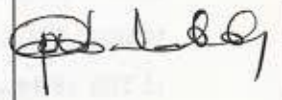
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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- MDP-1-00403-2025-26

ಮಹದೇವಪುರ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 07/05/2025 ರಂದು 11:15:29 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

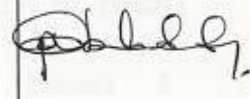
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸೇವಾ ಶುಲ್ಕ	450.00
3	ನಕಲು ನೋಂದಣಿ ಶುಲ್ಕ	200.00
4	ಹೆಚ್ಚುವರಿ ನೋಂದಣಿ ಶುಲ್ಕ	500.00
	ಒಟ್ಟು	1,350.00

Sri.M/s R.S EDUCATIONAL and CHARITABLE TRUST, represented by its Managing Trustee/Chairman Sri. CHANDRA OBULA REDDY P S/o P OBULA REDDY ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Sri.M/s R.S EDUCATIONAL and CHARITABLE TRUST, represented by its Managing Trustee/Chairman Sri. CHANDRA OBULA REDDY P S/o, P OBULA REDDY , 60, Resident of: , Sri Laxmi Narashimha Nilayam, 11th Cross, near Ganesh Temple, Vinayaka Nagar, Annasandrapalya, Vimanpura, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560017 (Presenter)		 Left Thumb	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಜಿಂಗಳೂರು

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Sri.M/s R.S EDUCATIONAL and CHARITABLE TRUST, represented by its Managing Trustee/Chairman Sri. CHANDRA OBULA REDDY P S/o P OBULA REDDY, , 60, Resident of: , Sri Laxmi Narashimha Nilayam, 11th Cross, near Ganesh Temple, Vinayaka Nagar, Annasandrapalya, Vimanpura, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560017 (Claimant)		 Left Thumb	

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಜಿಂಗಳೂರು

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಲಯ
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
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(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

by typographical error and mis-described respectively and this is causing inconvenience to the Lessee and there is a need to rectify this mis-description, for the purpose of records and posterity.

In the lease deed in the **page No.2**, the period of the Lease 30 years correctly mentioned, but the Lease commencement date is wrongly mentioned as 01-02-2025 to 29-01-2055 instead of the lease commencement date is 01-02-2025 to 31-01-2055.

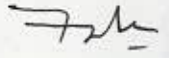
NOW THIS DEED OF RECTIFICATION WITNESSTH AS UNDER

1. Hereinafter in the commencing date details of the Lease Deed will be as found in this deed of rectification.
2. In the Lease deed in the **page No.2**, the period of the Lease is 30 years and the Lease commencement date shall be read as the lease commence dated is 01-02-2025 to 31-01-2055.
3. The First party has not passed on any consideration to the Second for his executing this Deed of Rectification.

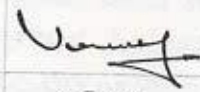
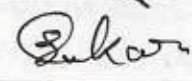
B.C.P.

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2	Sri.M/s R.S EDUCATIONAL and CHARITABLE TRUST, represented by its Secretary Sri. FATEYH BAHADUR SINGH S/o Shiv Bachan Singh, , 61, Resident of: , 4A,101/5, Antariksha Apartment ,11th cross, 8th Main Road, Malleswaram, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560003 (Claimant)		 Left Thumb	
3	Sri.ಬಿ ಸಿ ರಾಮಕೃಷ್ಣ S/o ಲೇಟ್ ಚಿಕ್ಕಣ್ಣ, , 67, Resident of: , No: 90 / 1, "Varapurnika Nilaya" Sai Brindavana Layout, Byappanahalli Village, Bidarahalli Hobli, Virgo Nagar Post,, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560049 (Executant)		 Left Thumb	

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	Sri. Vinay S/o Venkateshappa (Identifier)	,B Narayanapura, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560016	
2	Sri. Shankar S/o Krishnappa (Identifier)	,Mahadevapura, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560048	

There is no difference between the original copy and the duplicate presented for registration

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಜೆಂಗಳೂರು

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಜೆಂಗಳೂರು

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಜೆಂಗಳೂರು

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

4

SCHEDULE PROPERTY/PREMISES

All that piece and parcel of the converted vacant land bearing **Sy.No.39/4**
Extent of 1Acre 15.12 Guntas out of 1 Acre 28 Guntas **Sy.No.39/3A,**
Extent of 0-20 Guntas in all measuring **1 Acres 35.12 Guntas** along with
building comprised of Ground Floor and three upper floors totally measuring
50,000 square feet of built-up area along with open space for play area or
thereabouts, Property **E-Katha No. 150200400100220457, Property No.**
325/39/4-324/39/3A situated at **KAMMASANDRA** Village, Bidarahalli Hobli,
Bangalore East Taluk and bounded on the:

East by : Property bearing Sy.No.39/3B

West by : Property bearing Sy No.38/ 1, 38/2 and Road,

North by : Property bearing Sy.No.39 /2

South by : Kaluve

B.C.R.

7/11

Phd

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 403 2025-26 ಪುಟ ಸಂಖ್ಯೆ



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು

ನಂಬರ್ MDP-1-00403-2025-26 ಆಗಿ

ದಿನಾಂಕ 07/05/2025 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ

ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಮಹದೇವಪುರ)

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಜಿಂಗಳೂರು



ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 403

2025-26 ವರ್ಷ ಸಂಖ್ಯೆ 9

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
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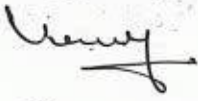
ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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(ಜವಾಬ್ದಾರಿ ಸೇರಿ)

5

In witness whereof, the Lessor and the Lessee, have on this day, month and year first hereinabove written, set their hands and seals to this Deed of Rectification, in the presence of the following witnesses:

WITNESSES:

1. 
B. Narayana
Bangalore


B.C.R.
FIRST PARTY

2. 
Mahadevan
Bangalore


Mahadevan
SECOND PARTIES

WRITTEN BY ME

G. KRISHNA REDDY, B.A., LL.B.
ADVOCATE
2082, Shoba Avenue