

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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THIS DOCUMENT CONSISTS OF 9 PAGES

B1cI4622
18-19

1 PAGES DOCUMENT No. 622.2018-19
LEASE DEED

THIS LEASE DEED is made and executed at Bangalore on this the Eighth day of August, Two Thousand Eighteen (08-08-2018) between:

- (1) **Sri.CHIKKANNA**,
Aged about 74 Years,
S/o.Rangaiah,
- (2) **Sri.CHIKKARANGAPPA**,
Aged about 66 Years,
S/o.Sri.Chikkanna,

Both are residing at No.227, Tataguni,
Tataguni Post, Kengeri Hobli,
BANGALORE - 560 082.

Hereinafter called the "**LESSORS**" which term shall mean and include their legal heirs, executors, administrators, representatives, attorney and assigns etc., of the one part; and

SRI LAKSHMI RANGANATHA FOUNDATION,
Having its Registered Office at No.227,
Tataguni, Tataguni Post,
Kengeri Hobli, Bangalore.

Represented by its Chairman : **Sri.KEMPARAJU**.

Hereinafter called the "**LESSEE**" which term shall mean and include its executors, administrators, successors-in-office, representatives, attorney and assigns etc., of the other part and witnesseth:-

ಶ್ರೀ. ಕೆ. ಕೆ. ಕೆ.

ಕೆ. ಕೆ. ಕೆ.

ಕೆ. ಕೆ. ಕೆ.



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

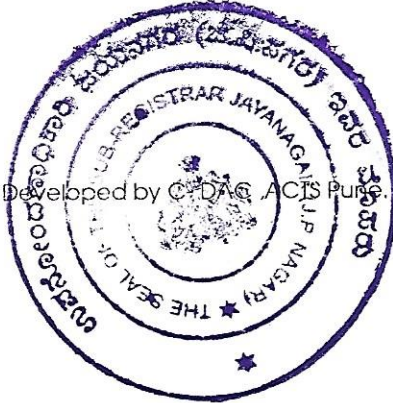
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Lakshmi Ranganatha Foundation Rep by its Chairman Sri.Kemparaju , ಇವರು 8520.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

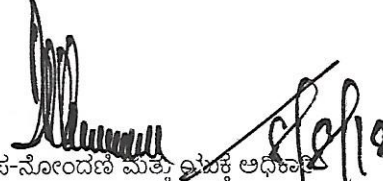
ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	8520.00	DD No.622477, Dtd 08/08/2018, Drawn on Indian Overseas Bank, Bangalore
ಒಟ್ಟು :	8520.00	

ಸ್ಥಳ : ಜೆ.ಪಿ. ನಗರ .

ದಿನಾಂಕ : 08/08/2018



Designed and Developed by CPDAG, ACIS Pune.


ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
(ಜೆ.ಪಿ. ನಗರ)
ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಜಯನಗರ (ಜೆ. ಪಿ. ನಗರ)
ಬೆಂಗಳೂರು.





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

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:- 2 :- 3 PAGES DOCUMENT No..... 4622 2018-19

Whereas the Lessors herein are the absolute Owners of Immovable Property being House List No.112/2, Katha No.54, situated at B.M.Kaval Village, Tataguni Post, Kengeri Hobli, Bangalore South Taluk, which is more fully described in the Schedule hereunder and hereinafter referred to as the **SCHEDULE PROPERTY** and the Lessors herein are absolutely well seized and possessed of or otherwise well and sufficiently entitled to deal with the Schedule Property in any manner they likes.

Whereas the Lessee has approached the Lessors with a request to grant a long Lease of the Schedule Property for the purpose of utilizing the same for its activities i.e., for Educational and related activities at par with byelaws of the Lessee Trust and to make any alterations or further constructions, more convenient to its noble objects of the Trust at the cost of the Lessee provided that the Schedule Property is leased out to the Lessee for a period of Thirty (30) years commencing from 16-06-2018. And after the expiry of the said Lease Period, a Fresh Lease Deed shall be executed between both the parties on fresh terms and conditions but exclusively for the purpose of social and educational activities only and not for any other commercial activities.

Now, in pursuance of the above understanding arrived into between both the parties, this Lease Deed is made between both the parties on the following terms and conditions in respect of the Schedule Property.

IT IS HEREBY AGREED BY BOTH THE PARTIES AS FOLLOWS :

- 1) The Lessors hereby demises to the Lessee the Schedule Property **TO HOLD** the Schedule Property for a period of Thirty (30) Years from 16-06-2018 to 15-06-2048. That the Lessors herein have already handed over the vacant possession of the Schedule Property to the Lessee.

ಚಿ. ಶಿವಶಂಕರ

ಚಿ. ಶಿವಶಂಕರ

ಚಿ. ಶಿವಶಂಕರ






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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 4622

ಜೆ.ಪಿ. ನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 08-08-2018 ರಂದು 04:06:29 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ







ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1500.00
2	ಸೇವಾ ಶುಲ್ಕ	315.00
	ಒಟ್ಟು :	1815.00


ಶ್ರೀ Lakshmi Ranganatha Foundation Rep by its Chairman Sri.Kemparaju ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

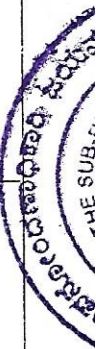
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ಶ್ರೀ Lakshmi Ranganatha Foundation Rep by its Chairman Sri.Kemparaju			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಜಯನಗರ (ಜೆ. ಪಿ. ನಗರ)
ಬೆಂಗಳೂರು.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Sri Lakshmi Ranganatha Foundation Rep by its Chairman Sri.Kemparaju . (ಬರೆಸಿಕೊಂಡವರು)			
2	Sri.Chikkanna S/o Rangaiah . (ಬರೆದುಕೊಡುವವರು)			


ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಜಯನಗರ (ಜೆ. ಪಿ. ನಗರ)
ಬೆಂಗಳೂರು.



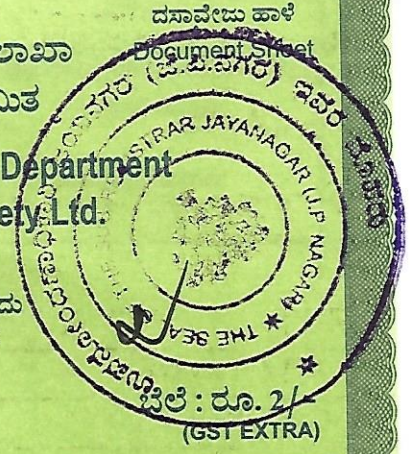
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ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



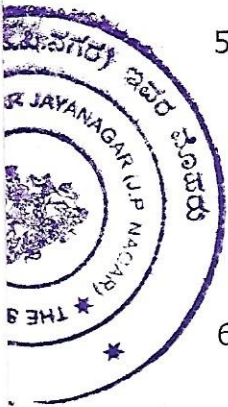
The Karnataka State Registration and Stamps Department
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ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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-: 3 :- 5 PAGES DOCUMENT No. 4622 2018-19

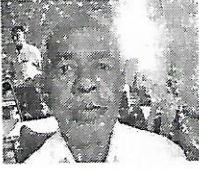

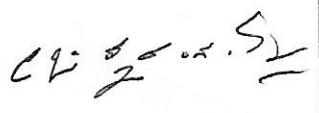
- 2) That the Lessee shall following the byelaws of the Panchayath authorities and shall also construct sufficient spacious class rooms, staff rooms, libraries, sports rooms, laboratories, computer labs, allowing space for all infrastructure, vehicle parking, play ground, compound wall fencing, digging of bore well, fixing of play equipment, construct volley ball and basket ball poles, ball badminton court and all necessary in the activities of the educational process during the said lease period at the cost of the Lessee.
- 3) That it is the responsibility of the Lessee to get done the annual repairs necessary to school buildings and all structures, including clean and painting during the subsistence of the Lease Period.
- 4) The Lessee shall not sub-lease or sub-let any portion of the building to other persons and shall be used exclusively for the social and educational activities of **SRI LAKSHMI RANGANATHA FOUNDATION**.
- 5) That the Lessee will during the said term, pay all rates, taxes and charges of every description now payable or hereafter to become payable in respect of Schedule Property. That the Lessee will at the expiration of the said term or sooner determination thereof peaceably and quietly surrender to the Lessors the said land. That the Lessee hereby agrees to construct the school building as per the sanction of Gram Panchayath.
- 6) That the Lessors has no objection for the Lessee to obtain any loan from Bank, LIC, J.S.F.C., or any other financial institutions or from anybody on the strength of their lease hold rights under this Lease Deed. But the period of repayment of such loan shall not extend beyond the Lease Period fixed in this Lease Deed. However the Lessee has got absolute right whatsoever to mortgage the Schedule Property together with all the structures that will be constructed thereon as security for the loan that may be availed by the said institution.

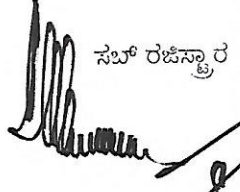


ಶರ. 20/12

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಸೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Sri.Chikkarangappa S/o Sri.Chikkanna . (ಬರೆದುಕೊಡುವವರು)			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್


ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಜಯನಗರ (ಜೆ. ಪಿ. ನಗರ)
ಬೆಂಗಳೂರು.



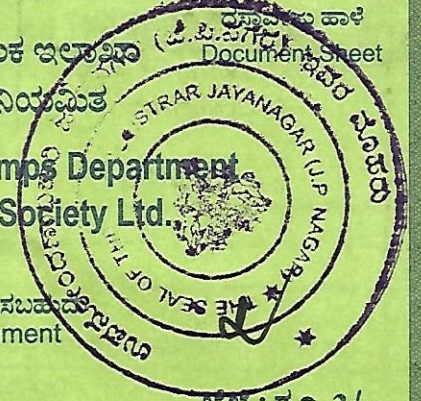
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ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

:- 4 :- 7 PAGES DOCUMENT No. 4622 2018-19

- 7) That the Lessee herein shall remove the entire infrastructure erected on the Schedule Property and shall handover the vacant Possession of the Schedule Property (in the original state as on today) to the Lessors.
- 8) That the Lessee herein shall pay a monthly rent of **Rs.20,000/- (Rupees Twenty Thousand Only)** to the Lessors, during the lease period of Thirty (30) Years.
- 9) That the Lessee may hold and enjoy the Schedule Property during the said term without any unlawful interruption by the Lessors or any other person whomsoever. That the lessee herein shall pay the Electricity/Power and Water Charges, Panchayathi Taxes and all other Government Fee, Charges when it is required and applicable to pay.

-: SCHEDULE PROPERTY :-

All that piece and parcel of Immovable Property being Portion of House List No.112/2, Katha No.54, situated at B.M.Kaval Village, Tataguni Post, Kengeri Hobli, Bangalore South Taluk, Measuring 87,120 Sq.ft., and bounded on the :

- East by : Road and Private Property,
West by : Chikkarangappa Property,
North by : Remaining Portion of same property retained by the Lessors,
South by : Chikkarangappa Property.

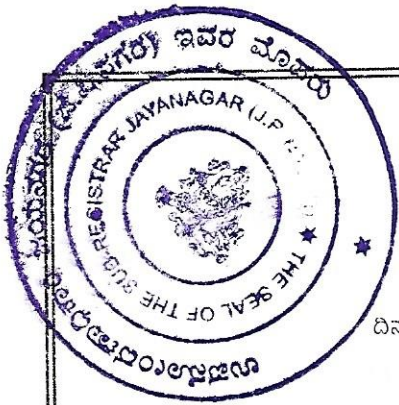
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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Vijay Kumar Thataguni Village & Post, Kengeri Hobli, BSTQ	Vijay Kumar
2	Radhakrishna JP Nagar Bangalore	Radhakrishna

ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಜಯನಗರ (ಜಿ. ಪಿ. ನಗರ)
ಬೆಂಗಳೂರು.



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ JPN-1-04622-2018-19 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ JPND524 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 08-08-2018 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ (ಜಿ. ಪಿ. ನಗರ)

ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
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ಬೆಂಗಳೂರು.

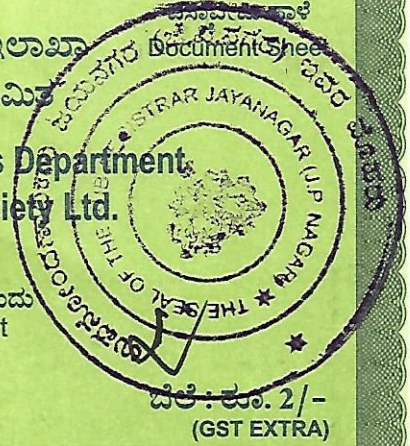
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ಬೆಲೆ: ರೂ. 2/-
(GST EXTRA)

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IN WITNESS WHEREOF both the parties to this Agreement to lease have
affixed their signatures on the day, month and year first above written at
Bangalore.

WITNESSES :

1) V. Jayatharu

M. A. B. 82

[Handwritten signature]

LESSORS

2) Radhika

J.P. Nagar

[Handwritten signature]

[Handwritten signature]

LESSEE

Drafted by :

[Handwritten signature]
Shashi.S.Patil,
Advocate,
No.1, Shanthinikethana,
Hebbal Kempapura,
BANGALORE - 560 024.