

LEASE DEED

THIS LEASE DEED is made and executed on this the is made and executed on this Twenty First **Day of September Two Thousand and Twenty-Two (21-09-2022)**:

Mr. C. Mallesh (Aadhaar No. 3954 2454 3705) aged about 46, son of Mr. N. Chikkarama Reddy, residing at #205, Harapanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District, here in after referred to as the lease and lessor/ first party (as the case may be, the assignee in interest and assignee meaning and that includes them)

"Sri Manjunatha Education & Charitable Trust", Brundavana School Harapanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore urban District, on behalf of Secretary Mr. BL Shekar S/o Lakshmaiah, Aadhaar no. (2979 6172 6971) Res: No 558, Brundavana Nilaya, 2nd Main Road, Royal County Layout, JP Nagar 8th Phase, Bangaore Dakshina Taluk, Bangalore District - 560078, hereinafter referred to as the Lease and lessor / second parties (which term shall include their heirs whenever the context so permits) Executors, administrators and legal representatives means and it covers them an agreement entered into between them is an action in the nature of a school lease or tenancy agreement.

out of 0-30 Guntas of land in Old Survey No. 96/1 (New Survey No. 96/4) which has been transferred for the purpose of school belonging to Harapanahalli Village, Anekal Taluk, Jigani Hobli, Bangalore Urban District, owned and held by the first party. 0-10-.08 Gunte Land - Land Conversion Order No. : A.L.N(Jigani)/SR63/2019-20 dated 13/01/2022,



TRANSELECTED BY ME
KANNADA TO ENGLISH

Bangalore Urban district, Anekal Taluk, Jigani Hobli, Harapanahalli village, land transfer for school purpose 0-05-08 out of 0-05-08 Guntas of land in Old Survey No. 96/2 (New Survey No. 96/6) Order No: ALN (Jigani) / SR 62/2019-20 Dated 13 /01/2022.

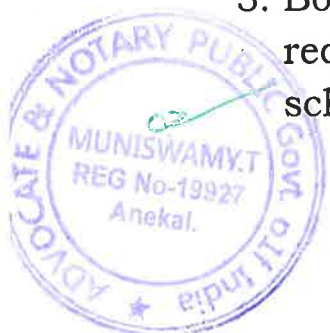
A property having a total area of 32670 Sq.Ft in Estate No. 96/3, Khata No. 96/3 of Harapanahalli Village, Jigani Hobli, Bangalore Urban District, Anekal Taluk.

A property having a total area of 13068 Sq.Fts in Property No. 96/5, Account No. 96/5 of Jigani Hobli, Harapanahalli Village, Bangalore Urban District, Anekal Taluk.

Total area of the said 4 items : 63163 Sq.Ft property is hereby acquired by the second party on lease or lease for the purpose of running the School in the name of Brundavana School.

Now this deed has been witnessed

1. The lease is hereby granted possession of the property and shall remain in possession thereof for a period of (30) years from the date lease takes possession or Dated : 21-09-2022 to 19-09-2052 Subject to a tenancy period of thirty (30) years the lessee shall take possession of the assets till its expiry.
2. Rent: Both parties agreed to pay the rent of Rs.2000/- (Rupees Two Thousand only) for the school property mentioned in the schedule and pay the said rent to the Lease by the 10th day of every English calendar month.
3. Both the parties agreed to obtain all the license waivers required by the concerned department for running the school (educational institution) at their own expense.



TRANSECTED BY ME
KANNADA TO ENGLISH

4. Permission has been given to construct a building as required for running the school in the said listed assets.
5. Nameplate of the School: "Brundavana School" shall be maintained to run the school on the Scheduled Assets and the said asset shall not be used for illegal activities against any other Govt.
6. The said assets shall be used by the second party only for running the educational institution and shall not be used for any other business.
7. The said schedule assets shall be handed over to the grantor in the same condition as the building after the expiry of the lease and rental period.
8. The Lease shall not have the right to trade inside, penal rent, lease amortization or other business to anyone else during the tenancy period. In case of needing to get any type of loan facility from the government, the renter should get permission from the renter and get the facility from the government and then repay the said loan before the end of the Act and return the said assets to the owner without any kind of disputed.
9. The Geni Act will be in force from 21-09-2022 to 19-09-2052.

the presence of the undersigned witnesses, the lease and the lessor have signed this Lease or Rental Agreement for the said property that all the above conditions are correct.



TRANSELECTED BY ME
KANNADA TO ENGLISH

DESCRIPTION OF THE SCHEDULE PROPERTY

Item No:- 1

All the piece and parcel of the land bearing Old Sy No.96/1, New Sy No.96/4 measuring 0-10.08 Guntas converted to School Purpose vide order No. ALN(JIGANI)/SR/63/2019-20 Situated at Harapanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District .

Item No:-2

All the piece and parcel of the land bearing Old Sy No.96/2, New Sy No.96/6 measuring 0-05.08 Guntas out off 0-12 Guntas converted to School Purpose vide order No. ALN(JIGANI)/ SR/ 62/2019-20, dated: 13-01-2022 Situated at Harapanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District .

Item No:-3

All the piece and parcel of the property No.96/3, Katha No.96/3, measuring 32670 Sq.Feet Situated at Harapanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District .

Item No:-4

All the piece and parcel of the property No.96/5, Katha No.96/5, measuring 13068 Sq.Feet Situated at Harapanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District.

From Item No.1 to item No.4 Totally measuring 63163 Sq.Feet and bounded on:

East By: Private Property,

West By: private Property.

North By: Road,

South By: Private Property




TRANSELECTED BY ME
KANNADA TO ENGLISH

IN WITNESS WHERE OF THE PARTIES ABOVE NAMED HAVE
SIGNED AND EXECUTED THIS LEASE/RENTAL AGREEMENT
ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN:


Witnesses:

1.


(Rajamma-D)



FIRST PARTY

2.


(Sindhuja)


SECOND PARTY




MUNISWAMY.T B.A., LL.B.,
ADVOCATE & NOTARY PUBLIC
Govt. Of India
@ Court Complex, Anekal Town,
Bangalore Dist-562 107