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

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ಕ.ರಾ.ನೋಂ. ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿ. B7

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.೫/- (ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

THIS DOCUMENT CONSISTS OF.....16.....PAGES

...1...PAGES OF No.BNG/PRM/1400/2024-25

B24-1400/24-25

LEASE DEED

This **DEED of LEASE** is made and executed on this the Seventeenth day of May, Year Two Thousand Twenty Four (**17.05.2024**) at Bengaluru.

BY AND BETWEEN:

1. **Mr. C. JAYAPRAKASH. S/o. Late. C. CHOWDAPPA**
   Aged about 64 years,
   Residing at No.116, Kempegowda Main Road,
   BHEL Layout, Rajarajeshwarinagar,
   Bangalore – 560098.
   Aadhar No.8840 4941 5752

2. **Mr. NAVEEN PRAKASH J.M S/o Mr. C. JAYAPRAKASH**
   Aged about 39 years,
   Residing at No.116, Kempegowda Main Road,
   BHEL Layout, Rajarajeshwarinagar,
   Bangalore – 560098.
   Aadhar No.981681020379

Hereinafter called the '**LESSOR**' (which term / expression wherever the context so requires or admits shall mean and include all their legal heirs, legal representatives, administrators, executors, permitted assignees, etc.,) of the **FIRST PART**:

AND;

GLOBAL ACADEMY FOR LEARNING SCHOOL
(SMT. CHENNAMMA CHOWDAPPA EDUCATION TRUST ®)
Having its office at No.40, Sri Chowdeshwari Farm,
Pattanagere Main Road, Mysore Road, Bangalore - 560059.

Contd....2/-

2 PAGES OF DOCUMENT

ಕರ್ನಾಟಕ ಸರ್ಕಾರ No.BNG/RRN 1400 2024-25

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

4

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

GLOBAL ACADEMY FOR LEARNING SCHOOL (SMT CHENNAMMA CHOWDAPPA EDUCATION TRUST ®) is Rep. by Mr.MADHUSUDHANA K.P., Treasurer and Managing Director of SMT CHENNAMMA CHOWDAPPA EDUCATION TRUST ® ಇವರು ₹9,74,848.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	**9,74,848.00**	**Online Challan Reference Number RG0524000008790110 Dated:17/05/2024**
Total:	**9,74,848.00**	

ಸ್ಥಳ :ರಾಜರಾಜೇಶ್ವರಿ ನಗರ

ದಿನಾಂಕ: 17/05/2024

ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ರಾಜರಾಜೇಶ್ವರಿ ನಗರ
ಜಯನಗರ (ರಾಜರಾಜೇಶ್ವರಿನಗರ)
ಬೆಂಗಳೂರು

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

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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)

.....3....PAGES OF DOCUMENT
No.BNG/RRN..1600.....2024-25

Represented by its **Treasurer and Managing Director of**
SMT CHENNAMMA CHOWDAPPA EDUCATION TRUST ®
Mr. MADHUSUDHANA K.P. S/o Mr. K.B. PUTTASWAMY
Aged about 46 years,
Residing at No.122, Om Kempegowda Main Road,
Near LG Gowdown, BHEL Layout 2nd Stage Extension,
Pattanagere, Rajarajeshwarinagar, Bangalore-560098.
Aadhar No.6147 9310 9269

Hereinafter called the '**LESSEE**' (which term / expression wherever the context so requires or admits shall mean and include all its President, Secretary, their respective Legal heirs, legal representatives, administrators, executors, permitted assignees, etc.,) of the **SECOND PART:**

WHEREAS, the **LESSOR No. 1 is the Full and absolute owner in possession**

LESSOR No. 2 is the LEGAL HEIR, who has the right and entitlement to succeed this property and renew the lease agreement to the Schedule property in future.

(i) All that immovable Property bearing Sy No.57/3, and its PID No.59-3-57, measuring East-West: 150ft to North-South:160+164/2 Total Area is 24,300 Sq.ft.

(ii) Total build up area **10,000 Sq. ft. G+2 Floors** currently.

(iii) Total remaining Land area **14,300 sq. ft.** play area/ bus parking area

Totally measuring **24,300 sq.ft**. situated at Pattanagere Main Road, Pattanagere Village, Kengeri Hobli, Bengaluru South Taluk, now situated within the limits of BBMP Ward No.198 (Hemmigepura), Bengaluru; which portions are morefully described in the schedules hereunder and hereinafter collectively referred to as 'Schedule Leased / Demised Property'.

Contd....3/-

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- RRN-1-01400-2024-25

ರಾಜರಾಜೇಶ್ವರಿ ನಗರ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ **17/05/2024** ರಂದು **03:26:36** ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿ ಶುಲ್ಕದೊಂದಿಗೆ

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No.BNG/RRN..1400.....2024-25

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1,62,475.00
2	ಸೇವಾ ಶುಲ್ಕ	560.00
	ಒಟ್ಟು	1,63,035.00

GLOBAL ACADEMY FOR LEARNING SCHOOL (SMT CHENNAMMA CHOWDAPPA EDUCATION TRUST ®) is Rep. by Mr.MADHUSUDHANA K.P., Treasurer and Managing Director of SMT CHENNAMMA CHOWDAPPA EDUCATION TRUST ® ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	**GLOBAL ACADEMY FOR LEARNING SCHOOL (SMT CHENNAMMA CHOWDAPPA EDUCATION TRUST ®) is Rep. by Mr.MADHUSUDHANA K.P., Treasurer and Managing Director of SMT CHENNAMMA CHOWDAPPA EDUCATION TRUST ®** , , 46, Resident of: No.40, Sri Chowdeshwari Farm, Pattanagere Main Road, Mysore Road, Bangalore, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560059 (Presenter)		 Left Thumb	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ರಾಜರಾಜೇಶ್ವರಿ ನಗರ
ಜಯನಗರ (ರಾಜರಾಜೇಶ್ವರಿನಗರ)
ಬೆಂಗಳೂರು

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	**GLOBAL ACADEMY FOR LEARNING SCHOOL (SMT CHENNAMMA CHOWDAPPA EDUCATION TRUST ®) is Rep. by Mr.MADHUSUDHANA K.P., Treasurer and Managing Director of SMT CHENNAMMA CHOWDAPPA EDUCATION TRUST ®** , , 46, Resident of: No.40, Sri Chowdeshwari Farm, Pattanagere Main Road, Mysore Road, Bangalore, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560059 (Claimant)		 Left Thumb	

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಜಯನಗರ (ರಾಜರಾಜೇಶ್ವರಿನಗರ)
ಬೆಂಗಳೂರು

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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ಕ.ರಾ.ನೋಂ. ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿ.ಉ.ಸ.ಸಂ.ನಿ. B7

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)

 No.BNG/RRN.1400.....2024-25

WHEREAS, the **LESSOR No.1** had vacant land the Schedule Leased/ Demised Property and was Ready to construct newly customize Building for the **LESSEE** and hence the LESSORS were searching for a prospective Lessee who is/are willing to take the property on lease for a longer period.

Whereas, the Lessee on coming to know that the Schedule Leased / Demised Property is vacant and the LESSOR was willing to lease and was Ready to construct newly customize Building for the same on a monthly rental, lessee has approached the LESSOR requesting to lease the Schedule Leased / Demised Property in order to run **Education Institution**, and the **LESSOR** to the request of the Lessee have agreed on the terms and conditions below mentioned.

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

That in furtherance of the aforesaid both the Lessor and Lessee agrees to the following terms and conditions.

1. TENANCY UNDER THIS AGREEMENT:

The tenancy under this agreement is a month-to month tenancy commencing from the 5th day of every English calendar month and ending on the last day of the same month.

2. POSSESSION OF SCHEDULE LEASED / DEMISED PROPERTY:

The LESSORS are handing over building physical possession of the Schedule Leased / Demised Property to the Lessee on the date of registration of this Lease deed i.e...**10/06/2024** to carry out their **interior work/s** for **Education Institution**.

3. PLAN APPROVAL AND CONSTRUCTION:

The Lessor in co-ordination with the Lessee and at the cost of the Lessor, has got the plan approved from Bruhath Bengaluru Mahanagara Palike ('BBMP)

Contd....4/-

2	**Mr.C. JAYAPRAKASH S/o Late. C. CHOWDAPPA,** , 64, Resident of: No.116, Kempegowda Main Road, BHEL Layout, Rajarajeshwarinagar, Bangalore, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560098 (Executant)		 Left Thumb	C.
3	**Mr.NAVEEN PRAKASH J.M. S/o Mr. C. JAYAPRAKASH,** , 39, Resident of: No.116, Kempegowda Main Road, BHEL Layout, Rajarajeshwarinagar, Bangalore, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560098 (Executant)		 Left Thumb	

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಜಯನಗರ(ರಾಜರಾಜೇಶ್ವರಿನಗರ)
ಬೆಂಗಳೂರು

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No.BNG/RRN..1400.....2024-25

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	M Mahalkshmi W/o C Jayaprakash (Identifier)	Aadhaar No. 884298753723, No.116, Kempegowda Main Road, BHEL Layout, Rajarajeshwarinagar, Bangalore, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560098	M. Mahal.
2	Vedank Srinivas S/o Srinivas K N (Identifier)	Aadhaar No.357341307849, No.116, Kempegowda Main Road, BHEL Layout, Rajarajeshwarinagar, Bangalore, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560098	Vedank

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಜಯನಗರ(ರಾಜರಾಜೇಶ್ವರಿನಗರ)
ಬೆಂಗಳೂರು

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು

ನಂಬರ್ **RRN-1-01400-2024-25** ಆಗಿ

ದಿನಾಂಕ **17/05/2024** ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾಧ್ಯಮದಲ್ಲಿ

ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.

17/05/2024

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ರಾಜರಾಜೇಶ್ವರಿ ನಗರ
ಗಿರೀಶ್.ವಿ
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಜಯನಗರ(ರಾಜರಾಜೇಶ್ವರಿನಗರ)
ಬೆಂಗಳೂರು

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ (ರಾಜರಾಜೇಶ್ವರಿನಗರ) ಇವರ ಸೀಲು
SUB-REGISTRAR JAYANAGAR (RAJARAJESHWARINAGARA) ★ THE SEAL OF THE

17 MAY 2024

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

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B7

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)

All costs towards construction of the building in the Schedule Leased / Demised Property shall be borne by the Lessor alone, but shall also include obtaining BESCOM and providing BWSSB connections by paying refundable and non-refundable deposits

4. TENURE:

The term/tenure (Rent period) under this lease agreement shall be for a period of **Thirty (30) years** commencing from **17.05.2024.**

5. LOCK-IN-PERIOD:

The term Lock-in-Period means the period within which the LESSORS are not supposed to evict the Lessee, and the Lessee is not supposed to vacate the Schedule Leased / Demised Property for a definite period, and for the purpose of this agreement the initial **30 (Thirty) years** is arrived as Lock-in-Period starting from **17.05.2024**.

During the Lock-in Period, in the event the Lessee wants to terminate the lease deed, the Lessee shall become liable to pay the LESSORS the rent for the remaining term of the Lock in-Period.

6. INTEREST FREE REFUNDABLE SECURITY DEPOSIT:

The Lessors towards leasing the towards building possession of Schedule Leased/ Demised Property on rent/lease has demanded the Lessee to pay interest free refundable security deposit of a sum of **Rs.1,00,00,000/- (Rupees One Crore Only),** and accordingly the Lessee has paid / agreed to pay the same in the following manner.

1)a sum of **Rs.20,00,000/- (Rupees twenty Lakh Only)** by way of **RTGS bearing No.HDFCR52023042450912401** name of Lessor No.1 Bank, dated **24/04/2023**, DEPOSITED in the AXIS BANK, NAGARBHAVI Branch, Bengaluru;

Contd....5/-

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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ಕ.ರಾ.ನೋಂ. ಮತ್ತಿತರ ಇಲಾಖಾ ನೌಕರರ ಸಂ.ನಿ. B7

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)

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No.BNG/RRN.....1400.....2024-25

2)a sum of **Rs.40,00,000/- (Rupees Forty Lakh Only) by way of RTGS bearing No.HDFCR52023050954813062** drawn in the name of Lessor No.1 on **DATED 09/05//2023** DEPOSITED IN AXIS Bank, NAGARBHAVI branch, Bengaluru AND

3)a sum of **Rs.40,00,000/- (Rupees Forty Lakh Only) by way of RTGS bearing No.HDFCR52023051255873620** drawn in the name of Lessor No.1 on **DATED 012/05/2023** DEPOSITED IN AXIS Bank, NAGARBHAVI branch, Bengaluru

6A. VALUATION BRIEFING

Ground +2 floors / 30,000 Sq.ft on this date, (after several meetings both the parties have **Finalised 25/- per Sq.ft rent for only build up area**)

Total Build up area 30,000 Sq.ft. x 25/- per. sq. ft = **Rs. 7.50.000/-** per month **excluding GST** and such other taxes.

7. PAYMENT OF RENT/LEASE AMOUNT FOR LEASE TERM:

The LESSORS towards leasing the Schedule Leased / Demised Property on rent, has demanded the Lessee to pay a monthly rent in the manner blow mentioned.

Contd....6/-

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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The Karnataka State Registration and Stamps Department
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SL NO.	PERIOD	RENT	Enhancement %
1	15/06/2024 to 15/06/2026	7,50,000/-	10%
2	15/06/2026 to 15/06/2028	8,25,250/-	10%
3	15/06/2028 to 15/06/2030	9,07,775/-	10%
4	15/06/2030 to 15/06/2032	9,98,552/-	10%
5	15/06/2032 to 15/6/2034	10,98,407/-	10%
6	15/06/2034 to 15/6/2036	12,08,248/-	10%
7	15/06/2036 to 15/06/2038	13,29,073/-	10%
8	15/06/2038 to 15/06/2040	14,61,980/-	10%
9	15/06/2040 to 15/06/2042	16,08,178/-	10%
10	15/06/2042 to 15/06/2044	17,68,996/-	10%
11	15/06/2044 to 15/06/2046	19,45,896/-	10%
12	15/06/2046 to 15/06/2048	21,40,485/-	10%
13	15/06/2048 to 15/06/2050	23,54,534/-	10%
14	15/06/2050 to 15/06/2052	25,89,986/-	10%
15	15/06/2052 to 15/06/2054	28,48,985/-	10%

excluding GST and such other taxes, and the same shall be paid either by way of Cheque/DD/Online transfer on or **before 10th day** of every subsequent month (Example: the rent for the month of January shall be paid on or before 10th of February).

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The Lessors shall raise an invoice for the payment of rent in the preceding calendar month. The payment of rent shall be made by the Lessee on or before 10th of every English calendar month and the rent receipt for the same shall be provided by the Lessors on or before 5th of the same month.

The Lessee alone is liable to pay/Reimburse CGST and SGST, Goods and Services Tax (GST) and any other statutory charges as applicable from time to time and enhanced rent from time to time. As per law, Income Tax would be deducted at source and Income Tax Deduction Certificate to the extent so deducted shall be given by the Lessee to the Lessor strictly within the time.

8. ENHANCEMENT OF RENT:

The Lessee under this agreement have agreed to enhance the monthly rent as per the agreement time to time described under the heading **PAYMENT OF RENT / ADVANCES**

9. USAGE OF SCHEDULE PREMISES:

The Lessee has represented to the Lessors that they are desirous of running a Education Institution.

10. SUB-LET/SUB-LEASE:

The Lessee under this lease agreement/deed is **NOT PERMITTED** to enter into any kind of **sub-lease** agreements, Leave-n-license agreement/s, franchise agreement and such other agreements with third parties (sub-tenants), however they are entitled to run sister concern **INSTITUTIONS.**

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11. TERMINATION:

No parties under this agreement are entitled to terminate this lease agreement during the Lock-in Period of 30 years. However, if either of the party is willing to terminate this agreement, they can do so subject to the following:

i. In the event if the Lessee is about to terminate this agreement within the Lock in-Period, they can do so only after paying Lessors the rent for the balance Lock-in-Period months/years.

ii. In the event if the Lessors find the Lessee violating any of the terms and conditions mentioned in this agreement, such as non-payment of rent for two consecutive months, storing unsafe/banned materials, carrying out any activity/lies which is/are punishable under law or performing any other acts which in the eye of the Lessors is prohibited/restricted, the Lessors without considering the Lock-in-Period is at liberty to terminate this agreement with immediate effect. However, the Lessors in the above case reserves the right to claim rent for the balance Lock-in-Period months after adjusting the refundable advance amount paid by the Lessee.

iii. Post Lock-in-period, in the event if the Lessee for any reason (including the period of Curfew and/or Lockdown due to Covid-19) fails to renew and enhance the rent every Twelve (12) months, the Lessors would be entitled to terminate this lease agreement after giving the Lessee Fifteen (15) days prior notice.

iv. In the event of the tenure under this sub-lease agreement is about to end or ended due to non-renewal of the agreement by either of the parties.

v. If lessor/lessee unwilling to renew after Lock in period both the parties have right to serve upfront 10 years notice.

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12. MISCELLANEOUS:

The Lessee besides holding possession of the Schedule Leased / Demised Property on rent shall have these following obligations:

i. The Lessee is entitled to put signboard / advertisement hoardings of their business or establishment at a place visible to their customers.

ii. The Lessee is entitled to use the Schedule Leased / Demised Property for their business purpose all days of the year 24/7.

iii. The Lessee shall be entitled to carry on their business operations from this property and shall be entitled to apply for obtaining licenses and registrations under various statutory law and Acts like GST, income tax, Shops & Establishment, ROC, DOT, TRAI etc., And, the Lessee shall also be entitled to apply for various connections like telephone, internet and others, and the Lessors shall have no objection to the same and will- provide no objection certificate if required by any such authorities.

iv. The Lessee shall keep the Schedule Leased / Demised Property in a good and habitual conditions with normal wear and tear.

v. The Lessor with prior appointment of the Lessee shall have the right to inspect the Schedule Leased / Demised Property in order to ascertain the maintenance of the property by the Lessee.

vi. The Lessor during the occupation of the Lessee in the Schedule Leased / Demised Property shall make payment of property tax to the concerned department, and agrees to indemnify and keep indemnified the Lessee from all the consequences arising from any non-payment of any loan or property taxes, disturbance of possession, litigation, etc. However, the difference of tax that would be assessed after construction

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of the building shall be paid by the Lessee. Further, the Lessor indemnifies the Lessee against any and all liabilities or claims arising out or made due to a defect in the title of the Lessor to the Schedule Leased / Demised Property or arising due to encumbrances created by the Lessor for non- payment of the property taxes, affecting the Lessee's right of enjoyment of the property.

vii. The Lessor have provided a borewell water connection in One number in the Schedule Leased / Demised Property out of their cost. The electrical, maintenance and other ongoing expenses for the regular usage of the borewell shall be borne by the Lessee and shall be handed over to the Lessor in proper working condition at the time of vacating the premises.

viii. The Lessee shall not raise any loans or advances by depositing this Lease deed over Schedule Leased / Demised Property.

ix. The Lessor shall be responsible to pay all the taxes to be levied by the Corporation of the City of the Bangalore in respect of the building in Schedule Leased / Demised Property.

x. The Lessee shall from time to time intimate the Lessor regarding the change of Trustees and shall furnish copy of the Trust deed as and when it is amended or any change in the constitution. The Lessee shall also furnish byelaws, rules and regulations if any framed by the Lessee to the Lessor.

xi. In the event of any delay in complying with the obligations of the lessee, which is attributable to the lessee, it will be considered as default. The obligations of the lessee is as stated in the lease deed including payments of rents, taxes & electricity bills & so on regularly.

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xii. The lessee shall obtain all licenses, clearances, sanctions and permissions to run Educational Institution at its costs from various authorities

xiii. The lessee shall not be entitled to get the khatha transferred to its name during the period of lease with respect to the land as well as the building that would be constructed by it. The khatha shall always be in the name of the lessor or his successors-in-interest.

xiv. In particular, the Lessee shall not use or permit the Schedule Leased / Demised Property to be used for any form of unlawful activity.

xv. That it shall use the Schedule Leased / Demised Property only for the purpose of running **Educational Institution** and allied activities.

xvi. The Lessee shall on the request of the lessor, permit the Lessor, its agent of representative to enter upon the Schedule Leased / Demised Property at reasonable times for joint inspecting the state and condition of the Schedule Leased / Demised Property.

13. CUSTODY OF THIS AGREEMENT:

This Lease Agreement shall be executed in two parts. one shall be with the custody of the Lessee and the other shall be in the custody of the Lessor.

SCHEDULE LEASED / DEMISED PROPERTY

ALL THAT PIECE AND PARCEL OF immovable **Property bearing Municipal No.3/57 and Khatha No.59/3/57,** measuring East-West: 150-0 Feet, North-South: (160+164)/2 Feet, Total measuring 24300 Sq. Ft. situated_at **Pattanagere Main Road, Kengeri Village, Kengeri Hobli, Bengaluru South Taluk,** now situated within the limits of BBMP Ward No.198 (Hemmigepura), Bengaluru, which is bounded on:

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East by : Vrushabhavathi Nala,

West by : Road

North by : Land in Sy. No.57 Other Property

South by : Pattanagere Main Road.

Together with School building of 10,000 Sq. Ft., (East to West: 73-0 Feet, North to South: 137-0 Feet) Ground Floor, First Floor and Second Floor, total built up area of 30,000 Sq. Ft., R.C.C. Roofed and Remaining 14,300 Sq. Ft., Children play area / bus parking area.

IN WITNESS WHEREOF, the parties on reading and understanding the contents hereof in the language known to read, write and speak have signed to this Lease deed on the day, month and year first above written in the presence of witnesses hereunder

LESSORS:

SRI. C. JAYA PRAKASH

SRI. NAVEEN PRAKASH J M

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LESSEE:

CHENNAMMA CHOWDAPPA EDUCATION TRUST ®), Represented by its **Treasurer and Managing Director Mr. Madhusudhana K.P.**

WITNESSES:

1) M. Malay
[Mr. MALLA LAKSHMAIAH]
No. 116, BHEL Layout
R.R. Nagar. Bangalore. 98

2) Vedanth
[VEDANTH]
No. 116, BHEL Layout
R.R. Nagar. Bangalore 98

Drafted by:

Nagaraja K.
DEED WRITER
DWL No. : 17/2009-10
BENGALURU CITY