

This document consists of 7 Sheets
BKR 3581 First Sheet of Doc. No. 3581 of Book -I
2015 - 2016 2015 - 16



LEASE AGREEMENT

This Lease Agreement is made and executed on Tenth day of August, Year Two Thousand Fifteen (10/08/2015) at BENGALURU

BETWEEN:

Sri. G.V. Satheesha Reddy,
Aged about 50 years,
S/o. Sri. G.T. Venkataswamy Reddy,
Gunjur Village,
Varthur Hobli,
Bengaluru East Taluk.

Hereinafter called as the "**LESSOR**" (which term shall mean and include wherever the context so requires his heirs, legal representatives, administrators, executors and assigns etc.) of the **ONE PART.**

AND:

NALINA SATHEESHA EDUCATION AND CHARITABLE TRUST,
Registered Trust,
Gunjur Village,
Varthur Hobli,
Bengaluru East Taluk,
Bengaluru - 560 087,
Represented by its
Chairman; Smt. K. E. Nalina.

Hereinafter called as the "**LESSEE**" (which term shall mean and include wherever the context so requires its legal representatives, administrators, executors and assigns etc.,) of the **OTHER PART.**

WITNESSETH AS FOLLOWS:

WHEREAS, the Lessor is the owner of the Land to an extent of 7 Guntas in Sy. No. 249/4A, the Land to an extent of 13 Guntas in Sy. No. 249/4B and the Land to an extent of 2 Acres 2 Guntas and 2 Guntas Karab in Sy. No. 249/5, situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk and whereas, the Lessor has constructed School Building, consisting of Ground, First, Second and Third Floors, total constructed area of 23,000 Sq. Feet, with all amenities including Electricity, Water Connection, Sanitary and Staircase, **PRINCIPAL NAKSHA ACADEMY** Gunjur Village, Varthur Hobli Bangalore East Taluk Bangalore - 560087 **MANAGER NAKSHA ACADEMY** Gunjur Village, Varthur Hobli Bangalore East Taluk Bangalore - 560087 *Nalina K.E*



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ವಸ್ತುವೇಷು ಸಂಖ್ಯೆ 3581

ಇಂದಿರಾನಗರ ವಲೀರುವ ಉಪನಿರೀಕ್ಷಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 10-08-2015 ರಂದು 01:15:04 PM ಗಳಲ್ಲಿ ಈ ಕ್ರಮ
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1	ನಿರೀಕ್ಷಣಾ ಕುಲ್ಕ	9700.00
2	ಪೇಪರ್ ಕುಲ್ಕ	385.00
	ಒಟ್ಟು:	10085.00

ಶ್ರೀಮತಿ Nalina Satheesha Education and Charitable Trust rep by its Chairman Smt. K.E.Nalina ಇವರಿಂದ ಹಾಜರ
ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ Nalina Satheesha Education and Charitable Trust rep by its Chairman Smt. K.E.Nalina			Nalina. K.E

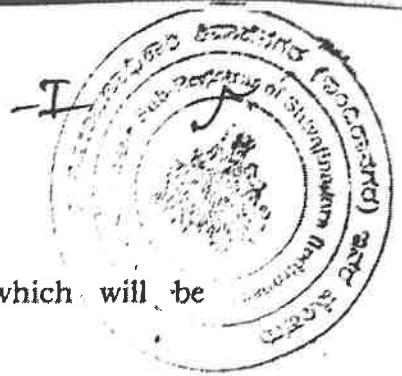
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ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

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1	Nalina Satheesha Education and Charitable Trust rep by its Chairman Smt. K.E.Nalina (ಬರೆದುಕೊಂಡವರು)			Nalina. K.E
2	Sri G.V.Satheesha Reddy S/o G.T.Venkataswamy Reddy (ಬರೆದುಕೊಂಡವರು)			G.V.Satheesha Reddy

Sanchal
PRINCIPAL
NAKSHA ACADEMY
Gunjur Village, Varthur Hobli
Bangalore East Taluk
Bangalore - 560087

Shivanya
MANAGER
NAKSHA ACADEMY
Gunjur Village, Varthur Hobli
Bangalore East Taluk
Bangalore - 560087



morefully described in the schedule hereunder, which will be hereinafter called as the Schedule Premises; **AND**

WHEREAS, the Lessee is a Registered Trust, represented by its Chairman and running its School approached the Lessor to grant the Schedule Premises to run its School on the Schedule Premises on monthly Rent of Rs. 75,000/- (Rupees Seventy Five Thousand Only) and on payment of interest free refundable security deposit of Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only) for a period of Thirty (30) years, from 10/08/2015 to 09/08/2045, subject to renewable at the instance of the Lessee on the terms and conditions to be mutually agreed upon to the parties to this Agreement and whereas, the Lessor has agreed to grant the Schedule Premises to the Lessee on monthly rent of Rs. 75,000/- (Rupees Seventy Five Thousand Only) and same shall be enhanced at 10% on Rs. 75,000/- once in every Five (5) years and on payment of interest free refundable security deposit of Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only) by way cash and whereas, the interest free refundable security deposit paid by the Lessee shall not carry any interest and the same is refundable at the time of the Lessee vacating or handing over the vacant possession of the Schedule Premises and whereas, the parties to this Agreement feel that the terms and conditions should be reduced to writing.

NOW THIS INDENTURE OF LEASE AGREEMENT WITNESSETH AS FOLLOWS:

1. The Lessor has agreed to give the Schedule Premises on monthly rental basis to the Lessee and the Lessee has agreed to take the Schedule Premises to run its School together with right to use and enjoy all other amenities described in the schedule hereunder on a monthly rent of Rs. 75,000/- (Rupees Seventy Five Thousand Only) and same shall be enhanced at 10% on Rs. 75,000/- once in every


g.v. Satheesh
NAKSHA ACADEMY
Principal
Anjur Village, Varthur Hobli
Bangalore East Taluk
Bangalore - 560087

Jithuwaya
MANAGER
NAKSHA ACADEMY
Anjur Village
Bangalore
Hobli
Taluk
Nalina
Pat Nalina Satheesh

ಗುರುತಿಸುವುದು

ಕ್ರ. ಸಂ.	ವಿವರ	ಸಹಿ
1	Nagara Sri Anjanappa Prashanth Nagar Gowbidanoor Taluk Chikkabalaipura District	B. H. Jagannath
2	Shesha Reddy S. a K C Erappa Reddy No. 11 CMR layout Cheliakere Extension Kalyan nagar Post Bangalore	Shesha

Shesha
ಹೆಚ್ಚುವರಿ/ಜಂಟಿ ಉಪನೋಂದಣಿ
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು


1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ INR-1-03581-2015-16 ಅಗಿ
ಸಿ.ಡಿ. ನಂಬರ INRD 149 ನೇ ಧರಣಿ
ದಿನಾಂಕ 10-08-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ
ಉಪನೋಂದಣಿ ಇಂದಿರಾನಗರ)
ಹೆಚ್ಚುವರಿ/ಜಂಟಿ ಉಪನೋಂದಣಿ
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

Designed and Developed by C DAC ACTS Purie

Principal
PRINCIPAL
NAKSHA ACADEMY
Gunjur Village, Varthur Hobli
Bangalore East Taluk
Bangalore - 560087

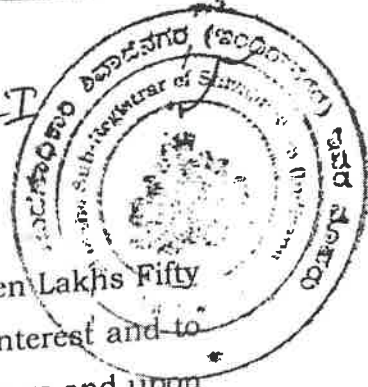
Manager
MANAGER
NAKSHA ACADEMY
Gunjur Village, Varthur Hobli
Bangalore East Taluk
Bangalore - 560087

F. S. Navaneeth

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Five (5) years and a sum of Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only) as Security Deposit, which carries no interest and to hold the same to the Lessor for the term of Thirty (30) years and upon conditions, covenants hereinafter contained and also renewable at the instance of the Tenant on the terms and conditions to be mutually agreed upon.

2. The Lease period shall be for a period of Thirty (30) years with effect from 10/08/2015 to 09/08/2045 and the monthly rent shall be of Rs. 75,000/- (Rupees Seventy Five Thousand Only) payable on the 1st of each calendar month and further agreed to increase at the rate of 10% on every Five (5) year on Rs. 75,000/- with an option to the Lessee to renew the same on the terms and conditions to be mutually agreed upon between the parties to this Agreement after the lapse of Thirty years, the fresh Rental Agreement shall be executed *and Registered.*

3. If, the Lessee in default in tendering the monthly rents and maintenance charges and Electricity consumption charges for a period of two months, the Lessor is entitle to terminate the Tenancy and re-enter and to take possession of the Schedule Premises and in the event of the Lessee, vacating the Schedule Premises within the period of this Deed, it should give three (3) months prior notice or to pay three (3) months' rents in advance.

4. The monthly rent of Rs. 75,000/- (Rupees Seventy Five Thousand Only) and enhanced rent and Electricity consumption charges shall be payable 1st of each calendar month for which it is due and on official receipt obtain therefor, no other proof of payment of the rent shall be recognized by the Lessor and the Lessor shall issue a receipt immediately on receipt of the monthly rent, maintenance charges and Electricity consumption charges.

Navaneetha Reddy
NAKSHA ACADEMY
Village, Varthur Hobli
Bangalore East Taluk
Bangalore - 560087

Jishu Arora
MANAGER
NAKSHA ACADEMY
Gunjur, Varthur Hobli
Bangalore East Taluk
Bangalore - 560087

Nalini K R

For **Navaneetha Education**
Trust



u

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ವ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ವ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ Nalina Satheesha Education and Charitable Trust rep by its Chairman
Smt.K.E.Nalina ಇವರು 58000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು
ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	58000.00	Paid By Cash
ಒಟ್ಟು :	58000.00	

ಸ್ಥಳ : ಇಂದಿರಾನಗರ
ದಿನಾಂಕ : 10/08/2015

[Signature]
ಹೆಚ್ಚುವರಿ ಸಂಖ್ಯೆ : 10/08/2015
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

Designed and Developed by C- DAC ,ACTS Pune.

[Signature]
PRINCIPAL
NAKSHA ACADEMY
Gunjur Village, Varthur Hobli
Bangalore East Taluk
Bangalore - 560087

[Signature]
MANAGER
NAKSHA ACADEMY
Gunjur Village, Varthur Hobli
Bangalore East Taluk
Bangalore - 560087

f.s. Navaneeth

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[Signature]



5. The tenancy month is that of a calendar month, commencing from 1st of each month to the end thereof.

6. The Lessee has deposited free interest refundable security deposit of Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only) by way of Cash and the Lessor as stated above hereby acknowledged the receipt of the said sum of Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only), by way of cash. The interest free security deposit shall be refunded by the Lessor to the Lessee upon the termination/determination of this Tenancy by efflux of time or otherwise the Lessee handing over the vacant possession of the Schedule Premises in good condition to the Lessor having regard to the natural wear and tear, upon such termination/determination of the tenancy.

7. The Lessee shall pay the Electricity consumption charges as and when the same are issued with regard to the consumption of Electricity as per the reading the sub-meter provided to the Schedule Premises to the Lessor and to obtain receipt thereof, so as to avoid any disconnection of the power supply by the BESCO to the building.

8. The Lessee shall keep and maintain the Schedule Premises at its own cost in good condition and order and upon the expiry or termination of this Lease period and at the time of handing over the Schedule Premises to the Lessor, the Lessee will leave the Schedule Premises in as good condition as it was on the date hereof and make compensation for any damages done in the event the Lessee failed to pay any damages, the Lessor is at liberty to deduct the same out of refundable security deposit.

9. The Keys of the Schedule Premises shall given by the Lessor to the Lessee at the time of signing this Agreement.

[Signature]
PRINCIPAL
NAKSHA ACADEMY
Gunjur Village, Varthur Hobli
Bangalore East Taluk
Bangalore - 560087

[Signature]
MANAGER
NAKSHA ACADEMY
Gunjur Village, Varthur Hobli
Bangalore East Taluk
Bangalore - 560087

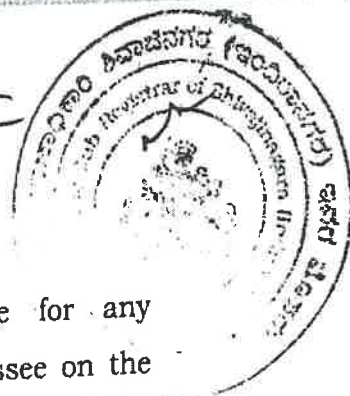
[Signature]
S. V. S. Reddy

Nalina K. E

For Nalina Sathesha Education and Charitable Trust

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10. The Lessor shall not be responsible or liable for any theft/loss/damage/destruction of any property of the Lessee on the Schedule Premises nor any bodily injury to any of the occupant of the Schedule Premises from any cause what so ever and the Lessee is sole responsible.

11. The Lessee shall maintain the Schedule Premises at its own costs the interior of the Schedule Premises and the doors and windows thereof and the fittings and accessories therein in good and tenable condition having regard to the reasonable wear and tear and vis-major alone excepted.

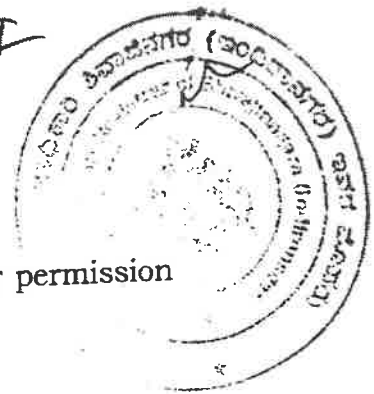
12. The Lessee shall permit the Lessor, his agents, workmen at all reasonable hours in the day time to inspect the condition of the Schedule Premises and to do necessary repairs to the exterior.

13. The Lessee shall use the Schedule Premises only to run its School and not to use the same for the purpose of any other purpose and causing loss or damage to the Schedule Premises or constituting the source of nuisance to the Lessor of the building or to the public visitors.

14. The Lessee shall quit and deliver the vacant possession of the Schedule Premises at the end of the period of tenancy or after the extended period, after removing the fixtures, fittings and accessories therein the same condition as at the inception of the lease period having regard to the reasonable wear and tear being excepted and further on the refund of interest free security deposit amount.

15. The Lessee shall not assign, transfer, sub-let, under-let or part with the possession of the Schedule Premises or any part thereof by way of Lease, sub-lease, license, Sell of Business, Transferred to allied concerns, associate companies or otherwise how so ever directly

Tishwarya
MANAGER
NAKSHI ACADEMY
Gunjur Village, Varthur Hobli
Bangalore East Taluk
Bangalore - 560087
Principal
Gunjur Village, Varthur Hobli
Bangalore East Taluk
Bangalore - 560087
Nalina K.S



or indirectly and not to take any partner/s without prior permission in written of the Lessor.

16. The Lessee is entitle to display of any name board, sign board or advertisement upon the outer wall or other surface of the Schedule Premises with prior permission of the Lessor.

17. The Lessee has to ensure any person/s under its employment, public users and customers against any risk of fire or any other accidents of similar nature connected with the use in the Schedule Premises. The Lessor shall not be responsible to indemnify against any damage or loss suffered by the Lessee or any other person/s during period of this Lease as a result of such risk.

18. The Lessor has power to grant lease period to the Lessee upon the terms and conditions therein contained to pay all existing rate of taxes, charges, assessments and out goings, assessed, charged, imposed or payable on or in respect of the Schedule Premises to the BBMP or to the State or Central Government.

19. The Lessor shall not store any inflammable articles, contraband goods in the Schedule Premises and it shall not use the Schedule Premises for any illegal purpose. In the event of the Lessee violating any of the rules and regulations that are existing, it shall be alone liable and responsible for the said act punishable under the law and the Lessor will not be in any way liable or responsible for he said act.

20. The Lessee shall deduct the TDS out of monthly rents payable to the Lessor and issue certificate to the same to the Lessor as per law.

21. The Original Lease Agreement shall be with the Lessee and the copy of the same duly signed by the both the parties shall be with the Lessor.

G.V. Srinivas Reddy
PRINCIPAL
NAKSHA ACADEMY
Gunjur Village, Varthur Hobli
Bangalore East Taluk
Bangalore - 560087

Nalina Reddy
MANAGER
NAKSHA ACADEMY
Gunjur Village, Varthur Hobli
Bangalore East Taluk
Bangalore - 560087

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SCHEDULE

All the piece and parcel of the Building consisting of Ground, First, Second and Third Floors, total constructed area of 1,23,000 Sq. Feet, constructed on the Land to an extent of 7 Guntas in Sy. No. 249/4A, the Land to an extent of 13 Guntas in Sy. No. 249/4B and the Land to an extent of 2 Acres 2 Guntas and 2 Guntas Karab in Sy. No. 249/5, vide conversion order bearing No.ALN (E.V.H)SR 200/2012-13 dated:31/10/2012, situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, with all amenities including Electricity, Water Connection, Sanitary and Staircase and bounded by;

East by : Government Nalla;
West by : Private Property;
North by : Varapurada G. Gopala Reddy; and
South by : Road.

IN WITNESS WHEREOF THE PARTIES ABOVENAMED HAVE SIGNED AND EXECUTED THIS LEASE AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF WITNESSES:

WITNESSES:

1. B. N. Raju. Kulkarni
Nagaraj
Draughtsman, Mysore, Gowri Bidans.
2. Shesha Reddy
SHESHA REDDY K.E.
No. 11 C.M.R. lay out
Bangalore 43

Drafted by me

H.V. Devaraju, Advocate,
Pride Pristine Law Associates,
No. 24, Mezzanine Floor,
Mahaveer Shopping Complex,
A.S.V.N.V. Bhavan, K.G. Road,
Bangalore - 560 009.

G.V. Sateesha Reddy.

LESSOR

Nalina K.E.

For Nalina Sateesha Education
and Charitable Trust

LESSEE

f.s. Navaneetha

Sushma
PRINCIPAL
NAKSHA ACADEMY
Gunjur Village, Varthur Hobli
Bangalore East Taluk
Bangalore - 560087

Jishuwaya
MANAGER
NAKSHA ACADEMY
Gunjur Village, Varthur Hobli
Bangalore East Taluk
Bangalore - 560087