

BVA 8000 / 111-111



ದಾಖಲೆ ಸಂಖ್ಯೆ
Document Shree 12
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2019-20
4349901

ದಾಖಲೆ ಸಂಖ್ಯೆ
Date of Execution 19.12.2019

AGREEMENT TO LEASE

THIS LEASE DEED is made and executed at Bangalore on this **Nineteenth** Day of **December 2019, (19/12/2019)** by and between

- 1. MR. M. DORASWAMY REDDY** Son of late Muniswamy Reddy alias Muniswamappa, aged about 70 years, Residing at No.352, Behind MGA Hospital, Marathahalli Bridge, Old HAL Airport - Vimhur Main Road, Marathahalli, Bangalore - 560 037. (**Lessor 1**).
- 2. MR. M. NAGARAJ**, Son of late. Muniswamy Reddy alias Muniswamappa, aged about 66 years, Residing at: 356, Old HAL Airport - Varthur Main Road, Maralhalli Ring Road Junction, Marathahalli, Bangalore - 560 037. (**Lessor 2**)

(Hereinafter referred to as the "**LESSORS**" (which expression shall unless repugnant to the context mean and include all his heirs, executors, administrators, legal representatives, successors-in-interest, assigns etc) of the **FIRST PART**;

AND

NEXGEN EDUCATIONAL TRUST a registered Trust bearing Regn. No.231/IV/2009, Ranga Reddy District, having its office at Plot No. 80, Shri Sai Plaza, Ayyappa Society, Madhapur, Hyderabad- 500081, represented by its Authorized Representative **MR. N. HARI KRISHNA REDDY**, S/o. Mr. N. Sanjeeva Reddy, aged about 34 years, residing at Flat No.037, Dina Residency, 2nd Cross, P & T Layout, Ashirwad Colony, Horamavu, Bangalore 560 043 authorized vide trust resolution dated 24th May 2019.

(Hereinafter referred to as the "**LESSEE**" (which expression shall unless repugnant to the context mean and include all its heirs, executors, administrators, legal representatives, successors-in-interest, assigns etc) of the **SECOND PART**;

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NEXGEN EDUCATIONAL TRUST
[Handwritten signature]
Authorized Signature

[Handwritten signature]
SRI CHAITANYA TECHNO SCHOOL
90/10, 90/11, 93/2A3, 93/2A4,
Beside Shanmukha Restaurant
ORR Service Road, Marathahalli-2
Bengaluru - 560 037
Ph: 7022602889 / 9071766539
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2 ನೇ ಪುಟದ ದೃಶ್ಯಾಂಕ ಸಂಖ್ಯೆ 8597
2019-20



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 NEXGEN EDUCATIONAL TRUST Rep by its Authorised Representative MR. N. HARI
KRISHNA REDDY S/o. Mr. N. Sanjeeva Reddy , ಇವರು 434990.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ
ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	434990.00	DD No 084245 Rs.434990/- dated 28/Nov/2019 drawn on ANDHRA BANK,KAVURI HILLS.
ಒಟ್ಟು : 434990		

ಸ್ಥಳ : ಕೃಷ್ಣರಾಜಪುರಂ

ದಿನಾಂಕ : 19/12/2019

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಉಪ-ನೋಂದಣಿ ಅಧಿಕಾರಿ
ಕೆ.ಆರ್. ಪುರ, ಬೆಂಗಳೂರು

Designed and Developed by C- DAC ,ACTS Pune.

NEXGEN EDUCATIONAL TRUST

V 
Authorized Signature


PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
90/10, 90/11, 93/2A3, 93/2A4,
Beside Shanmukha Restaurant
ORR Service Road, Marathahalli-2,
Bengaluru - 560 037
Ph: 7022602889 / 9874766539



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Document Sheet

3 de gudi chandras road, B.S.J
2019-20

ಇದರಲ್ಲಿ ಒಂದು ಕೆ.ಎ.ಎ.ಎ.ಎ.
 (Date of Execution)

ಈ ದಾಖಲೆಯು, ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅಧೀನದಲ್ಲಿದೆ.
 ಈ ದಾಖಲೆಯನ್ನು ಯಾರೂ ಬದಲಾಯಿಸಬಾರದು.

The Lessors are the absolute owners of the immovable Property Converted Land bearing Survey Nos.93/2A3, 93/2A4, 93/10 and 93/11, BBMP Khatha No.929/Sy No.93/10, 96/4, 93/2A3, 96/5, 93/11, 93/2A4, admeasuring 1 (one) Acre, vide its Conversion order No.ALN(E.V.H)S.R 100/2008-09, Dated:06/01/2009, and No.ALN(E.V.H)S.R 101/2008-09, Dated:06/01/2009, issued by Special Deputy Commissioner Bangalore District, Bangalore, Situated at Munnekolala Village, Varthur Hobli, Bangalore - 560 037, Now Coming under the Jurisdiction of Bruhath Bangalore Mahanagara Palike (BBMP) Ward No.86, Bangalore and whereas the Lessors acquired vide registered partition deed number.1399/72-73 dated May 22, 1972.

A building has been constructed on the above land consisting of G + 4 floors with total plinth area of 25000 sq.fts

I. DURATION;

The Lessee shall be for a period of **15 years** commencing from 1st june 2020 till 31st May 2035 with lock in period of 5 years.

II.COMMENCEMENT OF LEASE:

The Lease granted herein shall commence from the date the Lessors places the Lessee in possession of the building to be constructed in 1st phase of construction.

III.RENEWAL:

The lease may be renewed by mutual consent for such further periods on such terms and conditions as may be agreed upon by executing the fresh Lease Deed.

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Authorized Signature

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PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
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 RR Service Road, Marathahalli-2
 Bengaluru - 560 037
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ದಾಖಲೆ ಸಂಖ್ಯೆ 8507


ಪ್ರಾಥಮಿಕ ಶಾಲೆಯ ಬಡವರಿಗೆ ಉಪಯೋಗಿಸಲು ಸಿದ್ಧಪಡಿಸಿದ ಫಲಿತಾಂಶದ ದಾಖಲೆ ದಿನಾಂಕ 19-12-2019 ರಂದು 10:45:10 AM ರಲ್ಲಿ ಈ ಸಂಖ್ಯೆ 8507 ನಲ್ಲಿ ಸಲ್ಲಿಸಲಾಗಿದೆ.







ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ	ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	108748.00	
2	ಪ್ಯಾನ್‌ನೋ ಶುಲ್ಕ	595.00	
3	ವರದಿ ಸಿದ್ಧಪಡಿಸುವ ಶುಲ್ಕ	40.00	
	ಒಟ್ಟು :	109383.00	

ಶ್ರೀ NEXGEN EDUCATIONAL TRUST Rep by Its Authorised Representative MR. N. HARI KRISHNA REDDY S/o. Mr. N. Sanjeeva Reddy ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ವೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ NEXGEN EDUCATIONAL TRUST Rep by Its Authorised Representative MR. N. HARI KRISHNA REDDY S/o. Mr. N. Sanjeeva Reddy			

ಬರೆಯಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ



 ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
 ಕೆ.ಆರ್. ಪುರ, ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ವೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	NEXGEN EDUCATIONAL TRUST Rep by Its Authorised Representative MR. N. HARI KRISHNA REDDY S/o. Mr. N. Sanjeeva Reddy (ಬರೆಯಕೊಂಡವರು)			
2	MR. M. DORASWAMY REDDY S/o. Late Muniswamy Reddy alias Muniswamappa (ಬರೆಯಕೊಂಡವರು)			


 NEXGEN EDUCATIONAL TRUST
 Authorized Signature



PRINCIPAL
 SRI CHAITANYA TECHNO SCHOOL
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 ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
 ಕೆ.ಆರ್. ಪುರ, ಬೆಂಗಳೂರು



ದಸ್ತಾವೇಜು ಪಾಳೆ

Document Sheet

5ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 8597
2019-20

ದಸ್ತಾವೇಜು ಪಡೆದ ದಿನಾಂಕ
Date of Execution

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
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IV RENT:

That the Lessee has agreed to pay monthly rent of **Rs.7,97,750/- (Rupees Seven Lakhs Ninety Seven Thousand Seven Hundred Fifty only)** for 25000 sq.ft. @ Rs.31.91 per sq.ft. The rent will be divided among both the Lessors in equal ratio.

V. COMMENCEMENT OF- RENT:

The rent shall become payable by the Lessee to the Lessors, from the date the Lessors makes available for occupation such portion of the building as is completed, in the 1st phase of construction at the agreed rate. Thereafter, as and when the remaining portions of the built up area is made available at the agreed rate or at the enhanced rate, if enhancement becomes applicable by the time II Phase of construction is complete for delivery of possession.

VI. MODE OF PAYMENT OF RENT:

The rent shall be paid by the Lessee through cheques or Demand Draft payable at Bangalore favouring the Lessors.

VII. DATE OF PAYMENT OF RENT:

The rent shall be payable on or before 5th day of the month succeeding the month for which it is due.

VIII. TENANCY MONTH.

The tenancy month shall be the English Calender Month.

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NEXGEN EDUCATIONAL TRUST
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Authorized Signatory

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PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
90/10, 90/11, 93/2A3, 93/2A4,
Beside Shanmukha Restaurant
ORR Service Road, Marathahalli-2,
Bangalore - 560 037

ಕ್ರ. ಸಂಖ್ಯೆ	ನಾಮ	ಚಿತ್ರ	ಮಾತೃಕಾ ಚಿತ್ರ	ಹೆಸರು
3	MR M NAGARAJ S/o Late Muniswamy Reddy alias Muniswamappa (ನರಸಿಂಹೇಶ್ವರ)			

ಕರ್ನಾಟಕ ವಿದ್ಯಾಪೀಠ ಸಂಖ್ಯೆ 8597
2019-20

DD/3
ಶ್ರೀ ಶಿವರಾಜ
ಉಪ ನಿರೀಕ್ಷಕಾಧಿಕಾರಿ
ಕೆ.ಆರ್. ಪುರ, ಬೆಂಗಳೂರು

NEXGEN EDUCATIONAL TRUST

Authorized Signature


PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
90/10, 90/11, 93/2A3, 93/2A4,
Beside Shanmukha Restaurant =
ORR Service Road, Marathahalli-2,
Bengaluru - 560 037
Ph: 702266539 766539



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೨೨ ನೇ ಇಸವಿ ದಾಖಲಾತಿ ಸಂಖ್ಯೆ 851/2019-20

ದಸ್ತಾವೇಜು ಪಾಠದ ದಿನಾಂಕ
Date of Execution

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IX. DELIVERY SCHEDULE:

- a) The Lessors shall complete the construction of a school building, having a super built up area of 25000 Sq.ft approximately. However the exact measurement will be taken after the completion of the construction.

X. ENHANCEMENT OF RENT;

The rent payable shall be enhanced by 5% for every year over the rent last payable and the enhanced rate of rent shall be applicable to the built up area and vacant land to be made available by the Lessors to the Lessee. The date will considered from the date of occupation of the building.

XI. USAGE OF THE SCHEDULE PREMISES:

The Lessee shall use the built up portion only for running educational institutions and not for any other purposes.

XII. DEDUCTION OF TDS:

That the lessee shall be at liberty to deduct TDS monthly rent payable to the Lessor and provide the Lessors with necessary Certificate & applicable GST every month.

XIII. DEPOSIT:

- a) The Lessee shall pay to the Lessor, a sum equivalent to 10 months i.e Rs. 79,77,500/- (Rupees Seventy Nine Lakhs Seventy Seven Thousand Five Hundred Only) as Security Deposit .

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PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL

90/10, 90/11, 93/2A3, 93/2A4,
Beside Shanmukha Restaurant
RR Service Road, Marathahalli, 2
Bengaluru - 560 037

Ph: 7022602999 / 9971766530

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ಕ್ರಮ ಸಂಖ್ಯೆ	ನಾಮ	ವಿಳಾಸ
1	Balakrishna	No. 30, Doddakannelli, Beside Om Shakthi Temple, Sarjapur Road, Bangalore
2	Venkata Raghavan	Marathahalli, Bangalore-560037

ಶಿಕ್ಷಣಾಧಿಕಾರಿ
 ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
 ಕೆ.ಆರ್. ಪುರ, ಬೆಂಗಳೂರು



1 ನೇ ಪುಸ್ತಕದ ದಾಖಲೆ
 ನಂಬರ KRI-1-08597-2019-20 ಆಗಿ
 ಸಿ.ಡಿ. ನಂಬರ KRID889 ನೇ ಧರಲ್ಲಿ
 ದಿನಾಂಕ 19-12-2019 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



ಶಿವಮೊಗ್ಗ ಜಿಲ್ಲಾ ಶಿಕ್ಷಣಾಧಿಕಾರಿ ಕಛೇರಿ
 ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
 ಕೆ.ಆರ್. ಪುರ, ಬೆಂಗಳೂರು

Designed and Developed by C-DAC, ACTS, Pune

NEXGEN EDUCATIONAL TRUST
 Authorized Signature

PRINCIPAL
 SRI CHAITANYA TECHNO SCHOOL
 90/10, 90/11, 93/2A3, 93/2A4,
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 Bengaluru - 560 037
 Ph: 7022602889 / 9071766539



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
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ಇದರಲ್ಲಿ ಒಟ್ಟು ದಾಖಲೆ ಸಂಖ್ಯೆ 8597
2019-20

ಇದರಲ್ಲಿ ಒಟ್ಟು ದಾಖಲೆ ಸಂಖ್ಯೆ
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- b) The sum paid towards security deposit as above shall be refunded without interest to the Lessee by the Lessors at the expiry of the period of this lease or upon sooner determination of this Lease in accordance with this Deed, simultaneous with the re-delivery of possession of the Schedule premises subject to deductions as stated herein.
- c) The Lessee shall not be entitled to request the Lessors to set off from the Security Deposit paid, any rental arrears and shall be bound to pay the rent every month irrespective of the deposit made. However the deposit can be set off against rent payable when Lessee serves the vacation notice.
- d) That in case, the lessee vacates the premises before the expiry of lease period of Fifteen years agreed to herein, the Lessors are at liberty and are entitled to refund the Security deposit only after the lock in period is over and the Lessee shall be liable for payment of rent for the lock in period irrespective of whether the lessee uses the schedule premises or not.
- e) That the Lessors is at liberty to deduct the rent arrears and also cost of damages to the schedule premises from out of the interest free security deposit.

XIV. ELECTRICITY POWER SUPPLY:

The Lessors shall make available 100 KVA of electrical power to the Lessee and in case, additional power supply is required, then the Lessee shall at his own cost hereby authorizes the Lessors to obtain such additional power to the Lessee and the Lessee shall promptly pay to BESCO The consumption charges as billed by BESCO and keep the Lessors duly indemnified against the same.

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 Authorized Signature

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SRI CHAITANYA TECHNO SCHOOL

90/10, 90/11, 93/2A3, 93/2A4,
 Beside Shanmukha Restaurant
 ORR Service Road, Marathahalli-2,
 Bengaluru - 560 037

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2019-20

Date of Execution

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XV. WATER SUPPLY:

The Lessee has understood and accepted the ground realities about the lack of availability of ground water from BWSSB mains and lack of BWSSB connection and accordingly, it is agreed that the Lessor shall provide a sump Tank to hold about 10,000 litres and suitable over head Tank, so that the Lessee can procure water to meet its requirement from outside. However, as and when the area wherein the schedule premises is located is provided with water from BWSSB, The Lessors shall procure a water connection to the Schedule property and the consumption charges shall be paid by the Lessee to BWSSB.

XVI. INSPECTION OF THE CONSTRUCTION:

The Lessee shall have the right to inspect the works provided the Lessors keeps the Lessors duly informed by giving two days notice in writing.

XVII. REPAIRS AND MAINTENANCE OF THE SCHEDULE PREMISES:

That as the lease is for a specific purpose and requirement of the Lessee for a long period, the entire built, up area or portions of the built up area of the building as and when handed over shall be maintained by the Lessee at its cost and the Lessor shall have no obligation in that regard.

XVIII. STRUCTURAL ALTERATIONS:

The Lessee shall be at liberty to make such internal alterations to suit the requirements of the Lessee at the cost of the Lessee, but with prior written approval of the Lessors. However, the lessee shall have no right to make any structural alterations either enhancing or diminishing the value or utility of the schedule premises.

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Authorized Signature

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PRINCIPAL
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ದಸ್ತಾವೇಜು ಪಾಳೆ
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11 ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 8597
2019-20

ದಸ್ತಾವೇಜು ಪಾಲನೆ ದಿನಾಂಕ
Date of Execution

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XIX. ACQUISITION:

In case, any portion of the open area or built up area of the schedule premises is compulsorily acquired by the Government or public authority, the Lessors alone shall be entitled to the compensation receivable and the Lessee shall have no claim in that regard. However, in case of such acquisition, the rentals shall be reduced on pro-rata basis on the open area or built up area or both that is so reduced at the then applicable rates.

XX. LOCK IN PERIOD:-

That there shall be a lock in period of 5 years and as such, the lease is not terminable by the lessee within that period and however, the Lessors are always at liberty to terminate the lease in the event of failure on the part of the lessee to comply with the covenants on the part of the lessee

XXI. STAMP DUTY, REGISTRATION AND LEGAL CHARGES:

The stamp duty and registration charges in respect of the Lease Deed, including the costs, charges and expenses incurred for the same, shall be borne by the Lessee.

XXII. PEACEFUL ENJOYMENT:

In consideration of the rent herein agreed and all payments as payable to the Lessors being paid by the Lessee regularly and other terms and conditions and covenants as cast on the Lessee being, observed and performed by the Lessee, the Lessee shall peacefully enjoy the Schedule premises during the lease period without any interruption by the Lessors.

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NEXGEN EDUCATIONAL TRUST
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Authorized Signatory

PRINCIPAL
JKI CHANNAYA TECHNO SCHOOL
90/10, 90/11, 93/2A3, 93/2A4,
Beside Shanmukha Restaurant
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Bengaluru - 560 037
Ph: 7022602889 / 9071766539

ದಾಖಲೆ ಮತ್ತು
Document Sheet

12ನೇ ಸ್ಟೇಜ್ ದಾಖಲೆ ಸಂಖ್ಯೆ 8511
2019-20

ದಾಖಲೆ ಮತ್ತು ಸೇವೆ
Date of Execution

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XXIII. SUB-LETTING:

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The Lessee shall not be entitled to sub-let, assign or otherwise part with the possession of the whole or any part of the schedule premises. However, the Lessee shall be at liberty to accommodate its sister concerns in the schedule premises with due and proper advance intimation to the Lessors but the obligation -to comply with the terms of this Lease Deed shall be that of the Lessee alone, and the sister concern shall have no relationship with the Lessors.

XXIV. PAYMENT OF RATES, TAXES ETC:

The Lessors shall pay, within the appropriate Lime, the property taxes or any taxes and charges with respect to the Schedule premises payable to any statutory or local authority or Government or any local authority so as to avoid any disturbance to the Lessee.

XXV. INSPECTION OF THE PREMISES AFTER COMPLETION:

The Lessors shall have the right, to inspect the schedule premises to ascertain that it is being used according to the terms of the lease deed and the covenants on the part of the Lessee are being complied with.

XXVI. SIGNAGE:

That the Lessee is permitted to put up sign boards on any part of the school premises pertaining to the school to be run by the Lessee and shall be entitled to put up any hoarding.

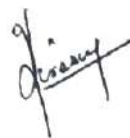
XXVII. DETERMINATION OF LEASE:

- a) The Lease shall expire automatically at the end of the period of lease as provided for in this deed.



NEXGEN EDUCATIONAL TRUST

Authorized Signature



PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL

90/10, 90/11, 93/2A3, 93/2A4,
Beside Shanmukha Restaurant
ORR Service Road, Marathahalli-2,
Bengaluru - 560 037

Ph: 7022602889 / 9071766539



ದಸ್ತಾವೇಜು ಪಾಳೆ
Document Sheet

13ನೇ ತುದಿ ದಾಖಲೆ ಸಂಖ್ಯೆ 8517
2019-20

ದಸ್ತಾವೇಜು ಪಾಳೆ ಕೆಳಗೆ ದಿನಾಂಕ
Date of Execution

ಇದು ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕದಿಂದ ಪ್ರಾರಂಭವಾಗುತ್ತದೆ.
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- b) This lease may be terminated by mutual consent of both parties duly recorded in writing on such terms as may be agreed upon expiry of the lock in period.
- c) The Lessors may terminate this lease if die Lessee default in discharging any obligations imposed under this Deed including non-payment of rent for any three consecutive months.

XXVIII. SUPER BUILT UP AREA:

The built up area shall include the staircase, balconies, corridors and toilets.

XXIX. SPECIFICATIONS OF THE BUILDING:

The building shall have good elevation befitting the school building- The construction of the building shall be to the agreed specifications. However, the Lessors shall be at liberty to change the specifications depending upon the ground realities and the decision of the Lessors in that regard shall be final.

Platforms &. Boards: Each classroom, shall have suitable elevated platform.

Toilets: The Lessors shall provide for requisite number of toilets and in case, additional toilets are required, the lessor shall provide for the same but the built up area of the additional toilets shall attract, the agreed rate of rent.
Flooring : Vitrified flooring.,

Staircase : Shahabad/ Tanddpr stones.,

Compound: A compound wall of 6 feet height shall be erected ail round the schedule premises.

Gates; Two gates shall be provided at suitable point to provide entry and exit to the schedule premises.

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NEXGEN EDUCATIONAL TRUST

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Authorized Signature

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SRI CHAITANYA TECHNO SCHOOL

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Ph: 7022602880 7022605539



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜು ಮಾಡಿದ ದಿನಾಂಕ
Date of Execution

14ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 8577
2019-20

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿನಲ್ಲಿ ಬಳಸಬಹುದು.
This sheet can be used for any document.

Open space: The remaining open space shall be made use of by the lessee for parking of vehicles or as playground for the children.

XXX. REPRESENTATIONS AND WARRANTIES:

The Lessors are legally entitled to grant the Schedule premises on lease to the Lessee and that no other person or party has the right, title and interest in the same.

XXXI. INSURANCE:

The Lessee shall be liable to obtain of adequate value all risks insurance in respect of the Schedule Premises and its assets, if any with Third Party coverage. The Lessee shall also be Liable to obtain adequate value all risks insurance for its assets inside the premises with Third Party coverage.

XXXII - BUILDING NOCS.

The LESSORS should provide the authorized building plan, Sanitary Certificate, Structural Soundness Certificate, Fire Safety Certificate(With all fire safety equipment as specified by the competent authority),Municipal Occupancy Certificate, etc. issued by the competent authority at the LESSORS own cost. The occupancy certificate will be provide by the Lessor within 6 months form the date of occupation of the building.

XXXIII.

The LESSORS has agreed to provide or bear the cost of a brand new Generator with required capacity which will be used and maintained by the LESSEE.

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SRI CHAITANYA TECHNO SCHOOL

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ORR Service Road, Marathahalli-2,
Bengaluru - 560 037

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ದಸ್ತಾವೇಜು ಪಾಳೆ
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ದಸ್ತಾವೇಜು ಬರಹ ದಿನಾಂಕ
Date of Execution

LS ದೇ ಫುಲ ದಾಸರಾಜ ಸಾಹು BSA
2019-20

ಇದು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದು.
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XXXIV.

The LESSORS has agreed to provide compound wall, Lift and staircases as per the requirement of the Lessee

XXXV. MISCELLANEOUS:

- Notice: Any notice required to be served upon either parties shall be sufficiently served if sent by registered-post acknowledgement due at the address first given above.
- Modifications: The terms of this lease Deed shall not be altered or added to and nor shall anything be omitted there from except by means of a Supplementary Deed in writing duly signed by the parties hereto.
- Waiver: Failure of either party to exercise promptly any right herein granted or to require strict performance of any obligation undertaken herein, shall not be deemed a waiver of such right or of the right to demand subsequent performance: of any and all obligations herein undertaken by respective parties.
- Variation; The Lessors and the Lessee hereto acknowledge that the agreement supersedes all prior communications between them including all oral or written proposals. Any variation, addition and modifications of this deed between the parties shall be valid only if in writing signed by the persons authorized.
- Costs: Each party shall bear its own legal costs if any, connected with this transaction and with this lease deed. However, in respect of the registration of the lease deed, the charges of such registration and expenses shall be borne by the Lessor.
- Custody of Original Lease Deed: The original shall be with the Lessee and the copy of the same will be furnished to the Lessor.

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PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
90/10, 90/11, 93/2A3, 93/2A4,
Beside Shanmukha Restaurant
ORR Service Road, Marathahalli,
Bengaluru - 560 037

Ph: 702

ದಸ್ತಾವೇಜು ಪಾಳೆ
Document Sheet



ದಸ್ತಾವೇಜು ಪಾಲಿಸಿ ದಿನಾಂಕ
Date of Execution

16ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 592
2019-20

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿನಲ್ಲಿ ಬಳಸಬಹುದು.
This sheet can be used for any document

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- g) Execution of lease deed: That both parties agree that, a formal lease deed on the terms and conditions agreed to herein shall be signed and executed between the parties and only on such execution of formal lease deed, the lease becomes effective.

XXXVI. JURISDICTION:

The Courts at Bangalore alone shall have the jurisdiction.

SCHEDULE LAND

All that piece and parcel of immovable Property Converted Land bearing Survey Nos.93/2A3, 93/2A4, 93/10 and 93/11, BBMP Khatha No.929/Sy No.93/10, 96/4, 93/2A3, 96/5, 93/11, 93/2A4, admeasuring 1 (one) Acre, vide its Conversion order No.ALN(E.V.H)S.R 100/2008-09, Dated:06/01/2009, and No.ALN(E.V.H)S.R 101/2008-09, Dated:06/01/2009, issued by Special Deputy Commissioner Bangalore District, Bangalore, Situated at Munnekolala Village, Varthur Hobli, Bangalore - 560 037, Now Coming under the Jurisdiction of Bruhath Bangalore Mahanagara Palike (BBMP) Ward No.86, Bangalore and bounded on:-

EAST BY - Outer Ring Road,
WEST BY - Shamanna Reddy Property,
NORTH BY - Remaining portion of Sy. No. 93/10 and 93/11,
SOUTH BY - Andhra Bank.

SCHEDULE PROPERTY

All that piece and parcel of immovable property being a school building measuring 25000 Sq.ft (Approx) to be constructed on the Schedule land.

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ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

17 ಕೆ.ಭೂ.ದಾ.ಸಂ.ನಂ. 6572
2019-20

ಸ್ಥಾಪನಾ ದಿನಾಂಕ
Date of Execution

ಇದರಲ್ಲಿ ಯಾವುದೇ ತಿದ್ದುಪಡಿ ಇಲ್ಲವಾದರೆ
This sheet can be used for any document

IN WITNESS WHEREOF; the parties above named have on the day, month and year first above written, signed and executed this deed in Bangalore.

WITNESSES:

1.

B. Babakrishna

B. Babakrishna
Doddakemelli
Sangapur Road
Bangalore 560036

M. Doraswamy Reddy
(M. DORASWAMY REDDY)

M. Nagaraj

(M. NAGARAJ)
LESSORS

2.

S. Venkataraghavan

S. Venkataraghavan
8 7th Cross,
Chinnappaiahalli,
Marathahalli
Bangalore - 560037

S. Venkataraghavan
LESSEE

DRAFTED BY

Narendra P
NARENDRA .P
Dwl No.34/2011,

No.4, Basement Floor, O.M.Road,
K.R. Puram, Bangalore - 560 036.

NEXGEN EDUCATIONAL TRUST

Authorized Signature

(Signature)
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SRI CHAITANYA TECHNO SCHOOL
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