

ಈ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 8143 ಹಾಳೆಗಳನ್ನೊಳಗೊಂಡಿದೆ
ಸಂಖ್ಯೆ 8143 ನೇ ದಸ್ತಾವೇಜಿನ
ಅಂಶವಾಗಿದೆ

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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

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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

LEASE DEED

This Lease Deed is made at TUMKUR on this 23rd (Twenty third) day of
august 2018 (Two thousand Eighteen).

BY AND BETWEEN:

1. **VIJAYENDRA KUMAR T.V**, aged about 55 years ,S/o T.S Veerakumarkartha of
HINDU undivided family ,residing at Door No.108,"mamathe",1st main road,
SharadaDevinagar, TUMKUR-2,hereinafter called as the lessor no 1;

2. **Mamatha A.N** ,aged about 51 years ,W/o T.V Vijayendrakumar, kartha of HINDU
undivided family,residing at Door No.108,"mamathe",1st main road,
SharadaDevinagar, TUMKUR-2,hereinafter called as the lessor no 2;

3. **Vachan aditya** aged about 30 years ,S/o T.V.Vijayendrakumar, kartha of HINDU
undivided family ,residing at Door No.108,"mamathe",1st main road,
SharadaDevinagar, TUMKUR-2,hereinafter called as the lessor no 3;

Hereinafter referred to as the "**LESSORS**" (which expression shall, unless repugnant
to the context or meaning thereof, be deemed to mean and include all the members of
the hindu undivided family, their heirs, legal representatives, successors, executors
and assigns) of **ONE PART**;

"AND"

M/s. NEX GEN EDUCATIONAL TRUST, a registered Trust, registered under
trust act bearing No.231/2009,Ranga Reddy District,Having its office at
No.304,Kasatty Heights,SwamyAyyappa Society, Khanamet(village), Ranga Reddy
District, Andhra Pradesh, running Educational Institutions in the name of "**SRI
CHAITANYA TECHNO SCHOOLS**" office at Plot No.23, Chari Avenue,
Palavakkam, Chennai - 600041, representing by its authorized signatory

For NEXGEN EDUCATIONAL TRUST

Pellamud
AUTHORIZED SIGNATORY

Vijayendra Kumar T.V.



Print Date & Time : 23-08-2018 05:26:19 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 8143

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ತುಮಕುರು ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 23-08-2018 ರಂದು 11:47:36 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	72870.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	875.00
3	ದ್ವಿ ಪ್ರತಿ ಶುಲ್ಕ	200.00
4	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	73985.00

ಶ್ರೀ M/s. NEX GEN EDUCATIONAL TRUST , Rep by its authorized Signatory Mr.Obulesh .P S/o D.K.Pullalah ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚೆತ್ತಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. NEX GEN EDUCATIONAL TRUST , Rep by its authorized Signatory Mr.Obulesh .P S/o D.K.Pullalah			For NEXGEN EDUCATIONAL TRUST Obulesh AUTHORISED SIGNATORY

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ತುಮಕೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚೆತ್ತಿನ ಗುರುತು	ಸಹಿ
1	M/s. NEX GEN EDUCATIONAL TRUST , Rep by its authorized Signatory Mr.Obulesh .P S/o D.K.Pullalah (ಬರೆದುಕೊಂಡವರು)			For NEXGEN EDUCATIONAL TRUST Obulesh AUTHORISED SIGNATORY
2	Vijayendra Kumar .T.V S/o T.S.Veerakumar . (ಬರೆದುಕೊಂಡವರು)			Vijayendra Kumar .T.V S/o T.S.Veerakumar .

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ತುಮಕೂರು

ಈ ದರ್ಶನಗಳು ಹಾಳೆಯನ್ನು ಸಂಭ್ರದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ಸೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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

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MrObulesh.Paged about 55 years, S/o. Mr. D.K.Pullaiiah residing at MathrushriKrupa, 2nd cross ,opp Sri Vidya High school,C M Extn,Tumkur-572104, Karnataka.

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

Whereas,





1. The LESSOR is the absolute owner of the alienated land for industrial purpose bearing survey no .340/1 ,totally measuring 3191.84sqmt(park 1051.59 sqmt, parking 410.41sqmt)i.e,total 4653.84sqmt i.e, 50,094sqft,situated at ward no. 19,Horpette extension,Tumkur,bearing kathe no.1543/1549,PID no.103145 ,hereinafter referred to and called as **"SCHEDULE PROPERTY"**.
2. The Secretary to Government, Revenue Department of maharaja of Mysore issued an endorsement dated 14.05.1949 stating that Sri. M.V. Shankarappa son of Sri.M.Veerappa granted the property bearing Survey No.340 which is a village service Inam land assigned for Kolkari Service for construction of Mangalore Tile Factory, in exchange of land belonging to Sri.M.V.Shankarappa, situated in Survey No.36/1 of Kundur village, TumkurKasaba and Deputy Commissioner, Tumkur District is requested to take necessary action regarding the grant of exchange of land and the same was notified in the Mysore Gazette on 18.05.1950 by notification of Government Revenue Secretariat vide No.R-7219 LR 36-49-4 dated 23.01.1950 under which Government authorized Deputy Commissioner and

For NEXGEN EDUCATIONAL TRUST

Pelland
AUTHORISED SIGNATORY

Nitajendra Kumar² IV

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
3	Mamatha.A.N W/o Vijayendra Kumar .T.V . (ಬರೆದುಕೊಡುವವರು)			A T MAMATHA
4	Vachan Aditya S/o Vijayendra Kumar .T.V . (ಬರೆದುಕೊಡುವವರು)			Vachan aditya


 ಸಹಿ ರಚಿಸ್ತಾರ
 ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
 ಶುಮಕೂರು

ಶುಮಕೂರು, 20/05/2024

ಶುಮಕೂರು, 20/05/2024

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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his Subordinates to exercise power under Section 4(2) of the land Acquisition Act.

3. In the Index of Land, it is Evident that, the Land bearing Survey No.340, measuring an extent of 2 Acres 21 was recorded in the name of Sri. M.V.Shankarappa S/o M.Veerappavide SR No. R9355-7/LR43-48-22 dated 29.04.1949.
4. Sri. M.V.Shankarappa had executed a Registered will deed 22.04.1987. in the said will dated 22.04.1987, it is mentioned that Sri. M.V.Shankarappa bequeathed the Survey Number 340/1, measuring 2 Acre 1 guntas, situated at Tumkur Village, KasabaHobli, herein after referred to and called as "ENTIRE PROPERTY" and alienated land bearing Number 340/2, measuring an extent of 20 Guntas along with well and pump set bounded on East by land bearing Survey Number 337,338 and 339, west and North by lake and South by OLD N.H.4 Road, equally to his grandchildren Sri.T.V. Vijayendrakumar. Sri. T.V Mahendra, Sri.T.VRajendra Kumar, sons of T.S.Veerakumar. The said Will is registered as Document No.16, Volume No.45, Pages 225-229 of Book III dated 22.04.1987 at the office of Sub-registrar.
5. The office of the Deputy Commissioner, Tumkur District, Tumkur has converted/alienated the Land bearing Survey No.340/1, measuring an extent of 2 Acres 01 Guntas, situated at Tumkur Village KasabaHobli form Agriculture purpose to Industrial purpose, vide its Official Memorandum bearing No.B.D. SA.ALN SR16/86-87 dated 23.05.1986
6. Sri. M.V.Shankarappa expired on 07.10.1989, as per Death Certificate issued by Registrar of Births and Deaths dated 12.10.1989.
7. Tumkur Urban Development Authority, Tumkur approved single layout plan dated 20.04.2018 for Entire Property vide Authority Resolution No.32 dated 15.02.2018 stating that according to said Resolution the extent of 2 Acres 01 Gunta in Survey No.340/1 has been approved by the Authority for Industrial use.

For NEXGEN EDUCATIONAL TRUST

Prabha
AUTHORISED SIGNATORY

Vijayendra Kumar

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	B.Chandrasekhar S/o Purnachandra Rao Adarshanagra , Tumkur	<i>B. Chandrasekhar</i>
2	T.V.MAHENDRA S/o T.S.Veerakumar V.V.Mohalla , Mysore-570002	<i>T.V. Mahendra</i>

ಓರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ತುಮಕೂರು

There is no difference between the 1 Original and 1 Duplicate copies

ಓರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ತುಮಕೂರು

 <p>1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ್ TMK-1-08143-2018-19 ಅಗಿ ಪಿ.ಡಿ. ನಂಬರ್ TMKD840 ನೇ ಪುಸ್ತಕ ದಿನಾಂಕ 23-08-2018 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p><i>ಪ್ರತಿ.ಎಸ್.ಎಂ</i> ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ (ತುಮಕೂರು) ಪ್ರತಿ.ಎಸ್.ಎಂ</p>	
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Designed and Developed by C-DAC, ACTS, Tumkur

ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ತುಮಕೂರು

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

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8. The schedule property is industrial converted land, according to the zonal regulations of TUDA, industrial converted land can be used for all public utilities and it can be used for running school upto primary school. According to the CDP of Tumkur plan survey no 340/1 is having yellow colour (yellow belt), which can also be used for school activities.
9. Sri.T.V. Vijayendrakumar, Sri.T.V.Mahendra and Sri.T.V. Rajendra Kumar executed a Deed of Relinquishment in favour of Tumkur Urban Development Authority, Tumkur on 27.03.2018 relinquishing all their right title interest and claim in the Entire Property i.e. area of land measuring 391.42 Square meters for Road purpose vide Document No.TMK-1-22086-2017-1 in CD No.TMKD821 OF Book 1 dated 28.03.2018 at the Office of Senior Sub-registrar, Tumkur.
10. Sri. T.V.Vijayendrakumar,(2) Sri.T.V.Mahendra and (3) Sri.T.V.Rajendra Kumar, sons of Sri.T.S. Veerakumar, executed a Registrar Partition dated 07.06.2018. in the said Partition Deed, land measuring 50094 Square Feet i.e. 4653.84 Square Meters, in the land bearing Survey Number 340/1 and bounded on **East** by land bearing Survey No.338 and 339, **West** by tumkuramani park and survey no 341, **North** by tumkuramani park and survey no 341 and **South** by 15 Feet common Road and Survey No.340/2, was allotted to the share of SriT.V.Vijayendra Kumar. The said Partition Deed was registered as Document No.TMK-1-03457-2018-19 in CD No.TMKD829 of Book 1 dated 07.06.2018 at the Office of Senior Sub-Registrar, Tumkur.
11. The Khatha of the Schedule property stands recorded in the name of the LESSOR, vide Book No.40, page NO 7 issued by Tumkur Municipal Corporation.

For NEXGEN EDUCATIONAL TRUST

Pellam
AUTHORIZED SIGNATORY

Vijayendra Kumar

A N MATHA

anumanaditha



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 M/s. NEX GEN EDUCATIONAL TRUST , Rep by its authorized Signatory Mr.Obulesh ,P S/o D.K.Pulliah , ಇವರು 437720.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	500.00	ನಂ 034193 ದಿನಾಂಕ 20-08-2018 AXIS BANK LTD., ತುಮಕೂರು
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	437220.00	ನಂ 034145 ದಿನಾಂಕ 20-08-2018 AXIS BANK LTD., ತುಮಕೂರು
ಒಟ್ಟು :	437720.00	

ಸ್ಥಳ : ತುಮಕೂರು

ದಿನಾಂಕ : 23/08/2018

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪ-ನೋಂದಣಿ ಅಧಿಕಾರಿ
ತುಮಕೂರು

Designed and Developed by C- DAC ,ACTS Pune.

8142 ದಸ್ತಾವೇಜು ಪಾಳೆ

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ**

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

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2. The LESSOR hereby represents and declares as under:

- a) That, the Schedule property is in actual physical vacant possession of the LESSOR.
- b) That, the LESSOR has good, subsisting, marketable title to the Schedule Property.
- c) That, the Schedule Property is free from all encumbrances i.e. loans from banks and financial institutions, mortgages, lease, charges, liens, claims, demand, minor claims, lispendens, attachments by the process of the Court, Revenue Courts, Central Government, State Government and Statutory Bodies.
- d) That, the Schedule property is not subjected to any suit, writ, execution or any other legal proceedings, claims or demands from Central Government, State Government and all Statutory Dues.
- e) That, the LESSOR does not have any pending litigation or liabilities with regard to Income Tax, Wealth tax and other Central and /or State Laws, which would affect the titles of the Schedule property.
- f) That, there are no easements, quasi-easements, restrictive covenants or other rights or servitudes.
- g) That, the LESSOR has paid taxes up to date on the Schedule property.
- h) That, the LESSOR is in possession of all the original title documents.
- i) That, the LESSOR is having full right, title and interest in the Schedule Property.
- j) That LESSEE has approached the LESSOR with the offer to take on Lease of 50094 Square Feet of land mentioned in Schedule Property for PERIOD 01-04-2019 TO 30-03-2049 i.e, 30 Years for ground rent @ 8/- per square feet(eight rupees only) mentioned hereunder, for the purpose of running School in the Schedule property at the cost of the LESSEE and based by the LESSOR, the LESSEE has entered in to this Deed of Lease.

For NEXGEN EDUCATIONAL TRUST

Pelland
AUTHORISED SIGNATORY

Vijayendra K. K. K.

(1988) 81/2/2 ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ**

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

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k) The LESSORS and the LESSEE have agreed to reduce the terms and conditions of this Lease in writing as hereinafter appearing.

NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS:

**ARTICLE 1: GRANT OF LEASE OF SCHEDULE PROPERTY
AND LEASE PERIOD:**

1. Pursuant to the foregoing and in consideration of the monthly rents reserved hereunder and subject to the terms, conditions and covenants the LESSOR do hereby demise and grant lease of the Schedule Property unto the LESSEE for PERIOD 01-04-2019 TO 30-03-2049 i.e, of 30 years (Thirty Years)
2. The lessees while considering offer of the lessors, proposed to the lessors to allow the lessee to construct school building on the schedule property for its school business purpose and to leave the building as in condition (movable and immovable) at the time of surrendering of the schedule property.
3. Based on the offer, acceptance, proposal, declaration and representation, the lessees have agreed to enter into this lease deed
4. The lessors and the lessees have agreed to execute this lease deed and therefore the terms and conditions

ARTICLE 2: COMMENCEMENT DATE & PERIOD OF LEASE:

2.1 The lease of the schedule property shall commence from 01.04.2019 TO 30.03.2049 i.e, 30 years. Accordingly, the LESSOR has handed over the vacant and peaceful possession of the Schedule Property to the LESSEE on from the date of registration of this deed.

For NEXGEN EDUCATIONAL TRUST

Pelland
AUTHORISED SIGNATORY

Vijayendra Klemar TV.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಪಾದ ಉಪಯೋಗ
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ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
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ARTICLE 3: RENT

3.1 The rate of rent for ground land shall be Rs, 8/- per square feet , the rent shall be payable on or before 5th of every calendar month. The rate of rent shall be enhanced at the rate of 15% for every 3 years on the CONSOLIDATED rate of rent.

3.2 In consideration of the rent hereby reserved and of the covenants, conditions and stipulations hereinafter contained and on the lessee part to be paid, observed and performed THE LESSORS HEREBY DEMISES UNTO THE LESSEE THE SCHEDULE PROPERTY. To hold the schedule property unto the lessee for the PERIOD 01-04-2019 TO 30-03-2049 i.e, 30 years (thirty years) commencing 1st of April 2019 .the ground rent shall be paid by the LESSEE to the LESSOR, on or before 5th day of every subsequent calendar month. The table of rent as follows:

TABLE OF RENT

SLNO./YEAR	PERIOD	RENT PER MONTH	ANNUAL RENT [15% RISE EVERY 3 YEAR]
1	01.04.2019 TO 31 03.2020	4,00,752/-	48,09,024/-
2	01.04.2020 TO 31 03.2021	4,00,752/-	48,09,024/-
3	01.04.2021 TO 31 03.2022	4,00,752/-	48,09,024/-
4	01.04.2022 TO 31 03.2023	4,60,865/-	55,30,380/-
5	01.04.2023 TO 31 03.2024	4,60,865/-	55,30,380/-
6	01.04.2024 TO 31	4,60,865/-	55,30,380/-

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Vijayashree Klemur

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	03.2025				
7	01.04.2025 TO 31.03.2026			5,30,000/-	63,60,000/-
8	01.04.2026 TO 31.03.2027			5,30,000/-	63,60,000/-
9	01.04.2027 TO 31.03.2028			5,30,000/-	63,60,000/-
10	01.04.2028 TO 31.03.2029			6,09,500/-	73,14,000/-
11	01.04.2029 TO 31.03.2030			6,09,500/-	73,14,000/-
12	01.04.2030 TO 31.03.2031			6,09,500/-	73,14,000/-
13	01.04.2031 TO 31.03.2032			7,00,925/-	84,11,100/-
14	01.04.2032 TO 31.03.2033			7,00,925/-	84,11,100/-
15	01.04.2033 TO 31.03.2034			7,00,925/-	84,11,100/-
16	01.04.2034 TO 31.03.2035			8,06,065/-	96,72,780/-
17	01.04.2035 TO 31.03.2036			8,06,065/-	96,72,780/-
18	01.04.2036 TO 31.03.2037			8,06,065/-	96,72,780/-
19	01.04.2037 TO 31.03.2038			9,26,975/-	1,11,23,700/-
20	01.04.2038 TO 31.03.2039			9,26,975/-	1,11,23,700/-
21	01.04.2039 TO 31.03.2040			9,26,975/-	1,11,23,700/-

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Vijayendra Kumar P.V.

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22	01.04.2040 03.2041	TO	31'	10,66,022/-	1,27,92,264/-
23	01.04.2041 03.2042	TO	31'	10,66,022/-	1,27,92,264/-
24	01.04.2042 03.2043	TO	31'	10,66,022/-	1,27,92,264/-
25	01.04.2043 03.2044	TO	31'	12,25,926/-	1,47,11,112/-
26	01.04.2044 03.2045	TO	31'	12,25,926/-	1,47,11,112/-
27	01.04.2045 03.2046	TO	31'	12,25,926/-	1,47,11,112/-
28	01.04.2046 03.2047	TO	31'	14,09,815/-	1,69,17,780/-
29	01.04.2047 03.2048	TO	31'	14,09,815/-	1,69,17,780/-
30	01.04.2048 03.2049	TO	30'	14,09,815/-	1,69,17,780/-

3.3 The LESSEE hereby undertakes that the above said rent shall not be renegotiated by the LESSEE with the LESSOR during the subsistence of this lease period.

3.4 The rent shall be payable on or before 5th of every calendar month. The rate of rent shall be enhanced at the rate of 15% for every 3 years on the consolidated rate of rent.

3.5 The lessee shall pay the rent in advance for each month, on or before 5th day of English calendar (due date). in the event lessee fails to pay the rent by due date then the lessee shall have to pay to the lessor, with interest @12% per annum, on such delayed rent for the period commencing from the due date and upto the date of actual payment. Such interest should be paid along with the delayed rent and the default clause is strictly for about two attempts of two months consequential default.

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...to the lessor



3.6 The rent shall be paid to vijayendrakumarTV(lessor no 1) by the lessee.

3.7 The rent payable shall be such subject to deduction of income tax at source, as required by the provisions of the income tax act 1961, from time to time.

ARTICLE 4: LOCK IN PERIOD:

4.1 That there shall be a LOCK IN PERIOD of 01-04-2019 TO 30-03-2049 i.e, 30 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

ARTICLE 5: TAX

5.1 All the Taxes levied by the government shall be borne by the Lessee, if applicable as per the provisions of the Act in force and the same shall be paid along with monthly rents and in future, if any other tax, duties cess, are liable to be paid on rent in accordance with Goods and Service Tax Act or any other law for the time being in force, the said tax shall be borne by the LESSEE during the substance of lease period.

5.2 The rent is exclusive of GST or any other tax which may be future.

ARTICLE 6: INTEREST FREE REFUNDABLE SECURITY DEPOSIT:

6.1 The LESSEE has paid unto the LESSOR a sum of Rs.2,50,000/- (Rupees Two lakhs fifty Thousand only) by NEFT UTR bearing No AXISP18066001385 dated 7.03.2018 AND Rs.15,00,000/- (Rupees Fifteen lakhs only), by NEFT UTR bearing No AXISP18124048851 dated 04.05.2018 and Rs.30,59,024/- (Rupees thirty Lakhs



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fifty nine Thousand twenty four Only) by UTR no AXISP00007999466 dated 20.08.2018 cumulatively amounting to Rs48,09,024/- (Rupees Forty eight Lakhs nine Thousand twenty four Only) towards payment of interest fee refundable security deposit. The LESSOR hereby acknowledge the receipt of Rs.48,09,024/-(Forty eight Lakhs nine Thousand twenty four only).

6.2 The above said Interest free refundable security deposit is given for the proper maintenance of the Schedule Property by lessee. The interest free refundable security deposit of Rs48, 09,024/- (Rupees Forty eight Lakhs nine Thousand twenty four Only) shall be refunded to the LESSEE by the LESSOR on determination or sooner determination of this lease or on surrendering the Schedule Property with building to the LESSOR. The LESSOR, here by acknowledge the receipt of the same.

6.3 For nonpayment of rent and/or if any damage is caused to the schedule property at the time of surrendering the schedule property by the LESSEE to the LESSOR, then in such eventuality, the LESSOR shall be entitled to deduct the rent amount and/or cost of damage caused to the schedule property from the interest free refundable security deposit and if there is any shortfall, then for unpaid rent and/or additional cost of damage, the LESSOR shall be entitled to collect the same from the LESSEE.

ARTICLE 7: TERMINATION:

7.1 The LESSEE shall be entitle to terminate the lease by giving 3 (three) months' notice to the lessors at any time in writing. Lock in period shall be for a PERIOD 01-04-2019 TO 30-03-2049 i.e, of 30years, from the date of commencement of this Lease Period. During Lock in period, if the LESSEE opt to surrender the Schedule Property, then in such eventuality, the LESSEE shall be liable to pay the rent till the end of Lock-in-period.

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Bellesh
AUTHORISED SIGNATORY

N. Jagendra Kumar T.V

N. N. MAMATHA



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7.2 The LESSORS shall not be entitled to terminate this lease before the expiry of the lease PERIOD 01-04-2019 TO 30-03-2049 i.e, of 30 years other than that of non-payment of rent for a period of two consecutive months.

7.3 Upon the termination of the lease, the LESSEE shall vacant and deliver the possession of the Schedule Property with school building in a tenantable condition subject to damage caused, if any by the LESSEE free from all encumbrances charges and liens. The LESSOR has the right to collect the damages caused to the Schedule Property.

Upon the expiry or early termination of this deed, to hand over the possession of the property to the lessor in as is where condition without demanding any money or any trouble or expenses incurred towards putting up of in the schedule property and building.

7.4 The security deposit will not be refunded to lessee, if the lessee decides to terminate the lease deed before the LOCK IN PERIOD.

ARTICLE 8: TITLE

8.1 The LESSEE has entered into this Deed of lease while acting on the assurances and representations made by the LESSOR in respect of their clear and unencumbered right, title and interest in the Schedule Property.

8.2 The LESSOR represents and warrants that it has the full right and authority to execute this Deed of lease, and to grant the lease of the Schedule Property, and that the LESSEE against payment of the rent and maintenance charge and performance of the covenants herein contained, shall peacefully and quietly hold, possess and enjoy the Schedule Property during the full term of the lease without any interruption, disturbance, claims or demands whatsoever by the LESSOR or any other person(s) or entity on behalf of the LESSOR.

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Pulland
AUTHORISED SIGNATORY

Vijayendra Kumar T.V.
N.N. MAMATHA

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ARTICLE 9: USE AND COMPLAINECE WITH LAW

9.1 The LESSEE shall use the Schedule Property for the purpose of carrying its lawful business only i.e. for running School. If there is any change in business activity of the LESSEE shall inform the LESSOR in writing.

ARTICLE 10: ASSIGNMENT AND SUB- LETTING

10.1 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 to any authorities. 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 in writing 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.

ARTICLE 11: TAXES, INSURANCE AND OTHER CHARGES:

11.1 That, the LESSEE shall pay present rates, taxes, assessment, duties, cess, impositions, outgoings and burdens whatsoever payable to Municipal Corporation of TUMKUR or other authority which may at any time or from time to time during the term hereby created be imposed or charged upon the schedule property and if there is any increase in the land tax, such increase shall be paid by the LESSEE. The LESSEE shall also pay the tax on the building/(s) to be constructed on the schedule property, till the date of surrender or / handling over of the Schedule Property to the LESSOR.

11.2 The LESSOR shall pay the service tax on the rent of the schedule property by collecting the same separately other than the rent from the LESSEE and the receipt shall be given to the LESSEE by LESSOR

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AUTHORISED SIGNATORY

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A. N. MAMATHA
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ARTICLE 12: RIGHT OF INSPECTION:

During the subsistence of the lease the LESSOR and its employees/staff shall have access to and inspect the Schedule Property upon giving prior written notice of 2 (two) working days to the LESSEE.

ARTICLE 13: ATTORNMENT:

13.1 The LESSOR shall have the right to assign, transfer, mortgage or otherwise encumber their interests in the Schedule Property to any third party during the subsistence of this Deed. However, the LESSOR shall not have the right to assign, transfer, mortgage or otherwise encumber against the assets created/installed by the LESSEE during the course of LESSEE business operations.

13.2 The Lessor specifically agrees and undertakes that if Schedule Property is sold, transferred, mortgage or conveyed to any third party, or any financial institutions such transfer shall be expressly subject to the terms of this Lease Deed, including the provisions with regard to refund of deposits and the Lessee's rights under this deed shall continue without any interruption or disturbance by the transferee.

In case, the Lessors obtained loan from any Bank, financial institutions, company or individual, the Lessee agrees to enter into the escrow account and pay the monthly rent to the third party and pay the service tax to the Lessors.

13.3 The Lessor hereby agrees to furnish to the Lessee true copies of such Sale Deed/s of the Schedule Property with purchasers/transferees.

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ARTICLE 14: The LESSEE hereby covenants with the LESSORS as follows:

- To pay the ground rent regularly on or before the 5th (FIFTH) day of every month during the term of lease as mentioned in clause above.
- To use the schedule property for the lawful purpose.
- Not to do or suffer to be done in or upon the schedule property which may be or become a nuisance or annoyance to or in any way interfere with the quite or comfort of any person(s).
- Not to place or keep or permit to be placed or kept on the schedule property any offensive, dangerous or highly inflammable or explosive material or any other article or things, which may constitute a danger, nuisance or annoyance to the surrounding premises or the owners or occupiers thereof.
- To Permit the LESSOR his servant(s), employee(s) or agent(s) duly authorized by the LESSOR to enter into and upon the schedule Property and building to be constructed thereon at all reasonable time.
- To hand over the peaceful possession of the schedule property including the constructed building/(s), compound walls constructed, if any, in as is where is condition at the end or the sooner determination of the said lease period to the LESSOR without any liability leftover.

ARTICLE 15: The LESSOR hereby covenants with the LESSEE as follows:

- That on the LESSEE paying the ground rent on the due dates thereof and in the manner herein provided and observing and performing the covenants, conditions and stipulations herein contained on its part, to hold, possess and enjoy the schedule property and the building to be constructed thereon during the term without any interruption, disturbance, claim and demand by

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AUTHORISED SIGNATORY

Vijayendra Kumar P.V.
A.N. MAMATHA

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the LESSOR or any person lawfully claiming under or trust for the LESSOR.

- B) That, the LESSEE shall pay rates, taxes, assessment, duties, cess, impositions, outgoings and burdens whatsoever payable to Municipal Corporation of Tumkur or other authority which may at any time or from time to time during the term hereby created be imposed or charged upon the schedule property and tax on the building(s), to be constructed on the schedule property.
- C) To Co-operate with the LESSEE, so that the LESSOR can carry on its activities without any hindrance or inconvenience from any other person(s).
- D) The LESSOR hereby permit the LESSEE to develop, improve and construct the building/(s) on the schedule property at his own cost and according to the building bye-laws of the area for the time being in force and in accordance to the sanctioned plan issued by the competent authority and the LESSEE to obtain the necessary sanction based on an approved plan to raise such construction desired and required by the LESSEE. Also, only the LESSEE shall be responsible for all the building construction activities and liabilities. All the deposits and expenses required for the construction of the building and for obtaining various services such as electricity, water and sanitary connection shall be borne by the LESSEE. Also, the LESSOR hereby permits the LESSEE to have a bore well in the schedule property, if required, at his own cost and expenses, after observing all the formalities required by law for the time being in force.
- E) The LESSEE shall insure against the injury or casualty to persons, animals or things and also, for all structural damages to the building under construction, which may arise due to operation, negligence, carelessness or accidents. Also, the LESSEE shall insure the building to be constructed from fire, earthquake, flood, cyclone or other natural calamities.

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Authorized Signatory
AUTHORISED SIGNATORY

N. Jagannath Kumar T.V.
A. N. MAMATHA

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ಚೀಟಿ: ರೂ. 2/-
(GST EXTRA)

ARTICLE 16: IT IS HEREBY EXPRESSLY AGREED BETWEEN THE PARTIES AS FOLLOWS:

- The LESSEE shall construct a building in the Schedule Property.
- The LESSOR shall not obstruct or hinder the construction activities of the LESSEE.
- The name of the building shall be determined by the LESSEE.
- The parties hereto may on mutual consent to enter into separate supplementary agreement/(s) as and when required.
- The lessee shall hand over the schedule property with the constructed building excluding movable items thereon as is condition at the end of the lease period.
- The parties hereto may on mutual consent to enter into separate supplementary agreement/(s) as and when required.
- The LESSOR assures the LESSEE that the schedule property is not subjected to any court litigation, attachment, prohibitory order, injunctions, lis pendens, minor claims or any other claim of any nature and the schedule property is free from all encumbrances.
- The parties hereto are entitled to issued notice to each other with a notice period of 6 (Six) months. The addresses mentioned above are sufficient for issuing the notice.
- The parties hereby agree that they can make any modification, addition, deletion or alternation to these terms and condition by mutual consent and such modification, addition, deletion or alternation shall be reduced into writing for it to be effective and binding.
- The stamp duty and registration expenses for this lease deed shall be borne by the LESSEE.
- The lessee has agreed to vacate the schedule property with building/s at end of lease period to the lessor.

FOR NEXGEN EDUCATIONAL TRUST

[Signature]
AUTHORIZED SIGNATORY

[Signature]
Kumar TV

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೋಂದಣಿ (9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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- l) This Deed is drawn in original along with a counterpart. The original duly registered shall be in the custody of both lessee and lessor.
- m) That, in all matters not herein otherwise specifically provided for, the provisions of the transfer of Property Act 1882, shall govern this lease.

ARTICLE 17: SAFETY AND INSURANCE:

The Lessee shall be liable to get insurance for adequate value of all accidents, risks, harms, losses or hindrance abstracts, incurred for the building, premises, school children, parents, teachers, staffs, employees, visitors and security personnel in the leased premises and also for the assets and other infrastructure in the building or persons inside and outside during the entire tenancy period regularly and paying the premiums by due date. The Lessors are no way responsible for the activities of the Lessee in conducting its business of running the educational institution in the leased premises, transportation of the school children and staff and is free from all claims, demands, costs, damages, losses or outgoing or any fire, theft, accidents, negligence, etc; aroused in the leased premises. The Lessee hereby agrees to indemnify the Lessors in all respects

ARTICLE 18: SIGNAGE

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

ARTICLE 19: MODE OF PAYMENT OF RENT / DEPOSITS:

The rent shall be paid by the Lessee in Demand Drafts / RTGS Transfers / Cheques payable at Tumkur which drawn in favor of Sri T V Vijayendra Kumar (Lessor No:1) after deduction of applicable TDS. The applicable Service Tax shall be paid extra against the rent. The Income Tax PAN Numbers, Service Tax registration Numbers, Bank Account Details are mentioned as follows:-

For NEXGEN EDUCATIONAL TRUST

Authorized Signatory

Vijayendra Kumar T.V.

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

S.No.	NAME	PAN No.	BANK DETAILS
1.	Vijayendrakumar.T.V	AAFHV5477B	KOTAK MAHINDRA BANK. Tumkur branch Current A/c:-6812009187 IFSC:KKBK0008306

ARTICLE 20: RENEWAL

The period of lease may be renewed after the period of 30 years at mutual consent of both the parties by entering in to a new terms and conditions, which are prevailing on that day with enhancement of rent @ 100% on the last month paid rent by a fresh lease registered deed, which includes the school building to the lessor at the 30th year and will be absolute owner of the school building.

ARTICLE 21:USAGE OF THE SCHEDULE PREMISES:

The Lessee shall use the premises for running educational institutions and not for any other purposes with prior approvals/NOC/affiliations from concerned authorities. In case of any violation, the LESSORS have reserve their right to terminate the lease agreement, the lessee shall use the premises only for permissible school activities

For NEXGEN EDUCATIONAL TRUST

Signature
- AUTHORIZED SIGNATORY

Vijayendra Kumar T.V.

ಮಾನ್ಯತೆ ಹಾಗೆಯೂ ಸಂಘದ ಅನುಮೋದನೆ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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ARTICLE 22: FREE EDUCATIONAL COST:

THE LESSEE has agreed for free of cost education for lessor children from nursery to school to higher education upon in the SRI CHAITANYA TECHNO SCHOOLS or any NEX GEN EDUCATIONAL TRUST or ITS ANY OTHER EDUCATIONAL TRUST

ARTICLE 23: JURISDICTION:

- a) The Parties hereto irrevocably agree that courts of competent jurisdiction at Tumkur, Karnataka, India, Shall have exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with this deed.

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL OF THE ALLINATED LAND FOR INDUSTRIAL PURPOSE BEARING SURVEY NO 340/1, measuring 3191.84sqmt(park 1051.59 sqmt, parking 410.41sqmt)i.e, totally 4653.84sqmt i.e, 50,094 sqft, situated at ward no. 19, Horpete extension, Tumkur, bearing kathe no.1543/1549, PID no.103145 , "BEHIND SHIVA SHANKARI FUELS, OLD NH4, KOTHITHOPU TUMKUR-2.

East	:	LAND IN SURVEY NO 339,338
West	:	ROAD AND TUMKUR AMANIKERE,
North	:	ROAD AND TUMKUR AMANIKERE
South	:	Land in Survey No.340/2 and 15ft common road

For NEXGEN EDUCATIONAL TRUST

Prakash
AUTHORISED SIGNATORY

ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘಟಿತ ಉಪನಿರ್ದೇಶನ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಬಹುದು.

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(GST EXTRA)

IN WITNESS WHEREOF, the lessor and lessee have set their hands unto these presents hereof on the day, month and year first above written, signed and executed this deed in TUMKUR.

WITNESSES:

1.

Chandra Sekhar

LESSOR

Chandra Sekhar

*2nd cross, Adhartha
Tumkur*

Vijayendra Kumar T.V.

A.N. MAMATHA

Vaishanavulitya

LESSEE

For NEXGEN EDUCATIONAL TRUST

2.

T.V. MAHENDRA

He Mahendra

No 22, 14th cross

V.V. Mohalla

Mysore- 57 0002

Authorized
AUTHORISED SIGNATORY

ಅಧಿಕಾರಿ. ಅನಿರುದ್ಧ
ಜಿಲ್ಲಾ ಪತ್ರ ಬರಹಗಾರರು
ಕುರುಕೂರು ಜಿಲ್ಲೆ
ಜೈವತ್ ಸಂ. 109/09-10

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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15/10 3140
18-19

LEASE DEED

original

This Lease Deed is made and executed at TUMKUR on this 23rd (Twentythird) day of August 2018 (Two Thousand Eighteen)

BY AND BETWEEN:

Sri.T.V.MAHENDRA, aged about 53 years, S/o T.S.Veerakumar, residing at No 22, 14th cross, V.V.Mohalla, Mysore-570002, Hereinafter referred to and called as the **"LESSORS"** (which expression shall, unless repugnant to the context or meaning thereof, include his heirs, legal representatives, successors, executors, administrators, representatives-in-interest and assigns) of **ONE PART**;
[PAN:ADHPM4099D]

"AND"

M/s. NEX GEN EDUCATIONAL TRUST, a registered Trust, registered under trust act bearing No.231/2009, Ranga Reddy District, Having its office at No.304, Kasatty Heights, SwamyAyyappa Society, Khanamet(village), Ranga Reddy District, Andhra Pradesh, Hyderabad running Educational Institutions in the name of **"SRI CHAITANYA TECHNO SCHOOLS"** office at Plot No.23, Chari Avenue, Palavakkam, Chennai - 600041, representing by its authorized signatory **MrObulesh.P**, aged about 55 years, S/o. Mr. D.K.Pullaiiah residing at MathrushriKrupa, 2nd cross, opp Sri Vidya High school, C M Extn, Tumkur-572104, Karnataka.

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

U. Mahadev

For NEXGEN EDUCATIONAL TRUST



Obulesh P
AUTHORISED SIGNATORY

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 8140

ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್ ತುಮಕುರು ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 23-08-2018 ರಂದು 11:48:13 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ





ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	35155.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	875.00
3	ದ್ವಿ ಪ್ರತಿ ಶುಲ್ಕ	200.00
4	ನಕ್ಷೆ ಫೈಲಿಂಗ್ ಶುಲ್ಕ	200.00
5	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	40.00
6	ಕನ್ಸಿಟಿಂಗ್ ಫೀ	200.00
	ಒಟ್ಟು :	36670.00

ಶ್ರೀ M/s. NEX GEN EDUCATIONAL TRUST, Rep by its authorized Signatory Mr.Obulesh .P S/o D.K.Pullalah ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. NEX GEN EDUCATIONAL TRUST, Rep by its authorized Signatory Mr.Obulesh .P S/o D.K.Pullalah			For NEXGEN EDUCATIONAL TRUST Pullalah AUTHORISED SIGNATORY

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ತುಮಕೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s. NEX GEN EDUCATIONAL TRUST, Rep by its authorized Signatory Mr.Obulesh .P S/o D.K.Pullalah . (ಬರೆದುಕೊಂಡವರು)			For NEXGEN EDUCATIONAL TRUST Pullalah AUTHORISED SIGNATORY
2	T.V.Mahendra S/o T.S.Veerakumar . (ಬರೆದುಕೊಂಡವರು)			T.V.Mahendra

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ತುಮಕೂರು

ದಸ್ತಾವೇಜು ಹಾಕಲಾಯಿತು ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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Whereas,

1. The LESSOR is the absolute owner of the alienated land for industrial purpose bearing survey no .340/1 ,totally measuring 1935.61 sqmtsi.e, 20835 Sqft, situated at ward no 19,Horpette extension,Tumkur,bearingkathe no.1543,PID no.102186 ,and bounded on East by land bearing Survey No.337 and 338, West by 15 Feet common Road and Survey No.340/2, North by land belonging to T.V.Vijayendra Kumar and South by Kotitopu main Road(NH road)hereinafter referred to and called as **ITEM NO.1**.
The site bearing PID NO.70869 totally measuring an extent of 2740 sqft,situated at Tumkur village,Kasabahobli,Tumkurtaluk ,hereinafter referred to and called as **ITEM NO.2**.

The site bearing PID NO. 70874, totally measuring an extent of 594 sqft, situated at Tumkurvillage,Kasabahobli,Tumkurtaluk ,hereinafter referred to and called as **ITEM NO.3**.

ITEM NO.1,ITEM NO.2,ITEM NO.3 ARE MORE FULLY AND PARTICULARLY described in the schedule hereunder and for the sake of convenience reffered to and called as "**SCHEDULE PROPERTY**".

2. The Secretary to Government, Revenue Department of maharaja of Mysore issued a endorsement dated 14.05.1949 stating that Sri. M.V. Shankarappa son of Sri.M.Veerappa granted the property bearing Survey No.340 which is a village service Inam land assigned for Kolkari Service for construction of Mangalore Tile Factory, in exchange of land belonging to Sri. M.V.Shankarappa, situated in Survey No.36/1 of Kundur village, TumkurKasaba and Deputy Commissioner, Tumkur District is requested to take necessary action regarding the grant of exchange of land and the same was notified in the Mysore Gazatte on 18.05.1950 by notification of Government Revenue Secretariat vide No.R-7219 LR 36-49-4 dated 23.01.1950 under which Government authorized Deputy Commissioner and his Subordinates to exercise power under Section 4(2) of the land Acquisition Act.

For Mahesh

3	T.V. Mahendra (ಬಹಿರಂಗ)			
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ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್

ಫಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ತುಮಕೂರು

ತುಮಕೂರು ಜಿಲ್ಲಾ ಪಂಚಾಯತ್

ತುಮಕೂರು ಜಿಲ್ಲಾ ಪಂಚಾಯತ್





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(GST EXTRA)

3. In the Index of Land, it is evident that, the Land bearing Survey No.340, measuring an extent of 2 Acres 18guntas was recorded in the name of Sri. M.V. Shankarappa s/o M. Veerappavide SR No. R9355-7/LR43-48-22 dated 29.04.1949.
4. Sri. M.V.Shankarappa had executed a registered will dated 22.04.1987. In the said will dated 22.04.1987, it is mentioned that Sri. M.V.Shankarappa bequeathed the Survey Number 340/1, measuring **1 Acre 38 guntas, situated at Tumkur Village, KasabaHobli**, herein after referred to and called as **"ENTIRE PROPERTY"** and alienated land bearing Survey Number 340/2, measuring an extent of 20 Guntas along with well and pump set bounded on East by land bearing Survey Number 337,338 and 339,west and North by lake and South bykotitopu main road (N.H.Road) , equally to his grandchildren Sri.T.V. Vijayendra Kumar. Sri. T.V Mahendra, Sri. T.V Rajendra Kumar, sons of T.S.Veerakumar. The said Will is registered as Document No.16, Volume No.45,Pages 225-229 of Book III dated 22.04.1987 at the office of Sub-registrar.
5. The office of the Deputy Commissioner, TUMKUR District, TUMKUR has converted/alienated the Land bearing Survey No.340/1, measuring an extent of 2 Acres 01 Guntas, situated at Tumkur Village Kasabahobli from Agriculture purpose toIndustrial purpose, vide its Official Memorandum bearing No.B. S. SAM.ALN SR16/86-87 dated 23.05.1986.
6. Sri. M.V.Shankarappa expired on 07.10.1989 as per Death Certificate issued by Registrar of Births and Deaths dated 12.10.1989.
7. TumkurUrban Development Authority, Tumkur approved single layout plan dated 20.04.2018 for Entire Property vide Authority Resolution No.32 dated 15.02.2018 stating that according to said Resolution the extent of 2 Acres 01 Gunta in Survey No.340/1 has been approved by the Authority for Industrial use.
8. **Sri. T.V. Vijayendra Kumar, Sri. T.V.Mahendra and Sri. T.V. Rajendra Kumar** executed a Deed of Relinquishment in favour of Tumkur Urban Development Authority, Tumkur on 27.03.2018 relinquishing all

Vice Mahendra 3

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	B.Chandrasekhar S/o Purnachandra Rao Adarshanagra , Tumkur	
2	Vijayendra Kumar .T.V S/o T.S.Veerakumar Kartha Sharadadevinagar , Tumkur	



ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ತುಮಕೂರು

There is no difference between the 1 Original and 1 Duplicate copies



ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ತುಮಕೂರು

 <p>1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ TMK-1-08140-2018-19 ಆಗಿ ಪಿ.ಡಿ. ನಂಬರ TMKD840 ನೇ ಧ್ವಂಶ ದಿನಾಂಕ 23-08-2018 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p></p> <p>ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ತುಮಕೂರು) ಅಧಿಕಾರ ವಹಿವಿಲ್ಲ. ಪಿ.ಡಿ.</p>	
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ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ತುಮಕೂರು

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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- their right title interest and claim in the Entire Property i.e. area of land measuring 391.42 Square meters for Road purpose vide Document No.TMK-1-22086-2017-1 in CD No.TMKD821 OF Book 1 dated 28.03.2018 at the Office of Senior Sub-registrar, Tumkur.
9. Sri. T.V Vijayendra Kumar,(2) Sri.T.V. Mahendra and (3) Sri.T.V.Rajendra Kumar, sons of Sri.T.S. Veerakumar, executed a Registrar Partition deed dated 07.06.2018. in the said Partition Deed, land measuring 20835 Square Feet i.e. 1935.61 Square Meters, in the land bearing Survey Number 340/1 and bounded on East by land bearing Survey No.337,338 and 339, West by 15 Feet common Road and Survey No.340/2, North by land belonging to T.V.Vijayendra Kumar and South by Kotitopu main Road(NH Road), was allotted to the share of Sri. T.V. Mahendra. The said Partition Deed was registered as Document No.TMK-1-03457-2018-19 in CD No.TMKD829 of Book 1 dated 07.06.2018 at the Office of Senior Sub-Registrar, Tumkur.
 10. The Khatha of the ITEM NO.1 of Schedule property stands recorded in the name of the LESSOR, vide Book No.40, page NO 1 issued by Tumkur Municipal Corporation.
 11. Sri. Channabasavaiah, son of late Basappa and Late Chikkiraimma, Master Shankar, Master Kumar, KumariSoubhagya represented by minor guardian father Sri. Channabasavaiah in respect of land bearing Survey No.337 measuring East to West on Northern side 56 Feet, East to West on Southern Side 35 Feet and North to South 291 Feet out of 39 Guntas including 2 Guntas of Kharab land and bounded on East by land belong in to the Puttathaiyamma purchased by Kempanna, West by M.V.Shankarappa's land, North by MuddaHanumaiah's land and South by(Kotitopu Main road) Old NH No.4 along with building measuring 18.6 x 12 for a valuable consideration of Rs.60,000/- (Rupees Sixty Thousand Only) in favour of Smt. Puttathaiyamma, wife of Sri.N.Shivanna and the same was registered as Document No.463, Volume No.3122, Pages 48 to 51 in Book I executed a Sale Deed dated 24.04.1992. In the said Sale Deed it is mentioned that mother of Sri. Channabasavaiah purchased the said land and later Sri.

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 M/s. NEX GEN EDUCATIONAL TRUST, Rep by its authorized Signatory Mr.Obulesh .P S/o
D.K.Pulliah , ಇವರು 211530.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು
ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	500.00	ಸಂ 034194 ದಿನಾಂಕ 20-08-2018 AXIS BANK LTD., ತುಮಕೂರು
ನಗದು ರೂಪ	100.00	ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿಗಾಗಿ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	210930.00	ಸಂ 034143 ದಿನಾಂಕ 20-08-2018 AXIS BANK LTD., ತುಮಕೂರು
ಒಟ್ಟು :	211530.00	

ಸ್ಥಳ : ತುಮಕೂರು

ದಿನಾಂಕ : 23/08/2018

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ

ಹಿರಿಯ ಉಪ ನೋಂದಣಿ ಅಧಿಕಾರಿ
ತುಮಕೂರು

Designed and Developed by C- DAC ,ACTS Pune.

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ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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Channabasavaiah acquired the said land through partition Deed between their brothers.

12. The Office of the Deputy Commissioner, TUMKUR District, TUMKUR, has converted/alienated the Land bearing Survey N.337, measuring an extent 44 feet x 241 Feet and 14 Feet x 50 Feet, situated at Tumkur Taluk, Tumkur village, from Agriculture purpose to Residential purpose, vide its Official Memorandum bearing No.DS No. ALNSR59/1992-93 dated 03.09.1992.
13. Sri. T.S. Naveen, son of late Puttathaiyamma, represented by GPA Holder executed Sale Deed dated 20.04.1999 in respect of **Item No.2** of the Schedule Property in favour of Sri.T.V.Mahendra, Son of T.S. Veerakumar for a valuable consideration of Rs.1,64,500/- (Rupees One lakhs Sixty four thousand five hundred only) and the same was registered as document No.437, Volume No.3645, Pages 180-184 of Book 1 dated 04.06.1999 at the Office of Sub-Registrar, Tumkur.
14. Sri. T.S. Naveen, son of Late Puttathaiyamma, represented by GPA Holder executed sale deed date 20.04.1999 in respect of **Item No.3** of the Schedule Property in favour of sir T.V. Mahendra, son of T.S Veerakumar for a valuable consideration of Rs. 36,000/- (Rupees Thirty Six thousand Only) and the same was registered as document No. 439, Volume No.3645, Pages 185-187 of Book 1 dated 04.06.1999 at the Office of Sub-registrar, Tumkur.
15. The Khatha of the **Item No.2 of the Schedule Property** stands recorded in the name of the LESSOR, vide Book No.5, Page No.146 issued by Tumkur Municipal Corporation, Tumkur .
16. The Khatha of **Item No.3 of the Schedule Property** stands recorded in the name of the LESSOR, vide Book No.5, Page No.147 issued by Tumkur Municipal Corporation.

For NEXGEN EDUCATIONAL TRUST

T. V. Mahendra

Revised
AUTHORISED SIGNATORY

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2. The LESSOR hereby represent and declare as under:

- That, the Schedule property is in actual physical vacant possession of the LESSOR.
- That, the LESSOR has good, subsisting, marketable title to the Schedule Property.
- That, the Schedule Property is free from all encumbrances i.e. loans from banks and financial institutions, mortgages, lease, charges, liens, claims, demand, minor claims, lispendens, attachments by the process of the Court, Revenue Courts, Central Government, State Government and Statutory Bodies.
- That, the Schedule property is not subjected to any suit, writ, execution or any other legal proceedings, claims or demands from Central Government, State Government and all Statutory Dues.
- That, the LESSOR does not have any pending litigation or liabilities with regard to Income Tax, Wealth tax and other Central and /or State Laws, which would affect the titles of the Schedule property.
- That, there are no easements, quasi-easements, restrictive covenants or other rights or servitudes.
- That, the LESSOR has paid taxes up to date on the Schedule property.
- That, the LESSOR is in possession of all the original title documents.
- That, the LESSOR is having full right, title and interest in the Schedule Property.
- That LESSEE has approached the LESSOR with the offer to take on Lease of 24,169 Square Feet of land mentioned in Schedule Property for PERIOD 01-04-2019 TO 30-03-2049 i.e,30 Years for ground rent@ 8/-(eight rupees only) mentioned hereunder, for the purpose of running School in the Schedule property at the cost of the LESSEE and based on the above said

For NEXGEN EDUCATIONAL TRUST

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Signature
AUTHORISED SIGNATORY

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representations and declarations made by the LESSOR, the LESSEE has entered in to this Deed of Lease.

- k) The LESSORS and the LESSEE have agreed to reduce the terms and conditions of this Lease in writing as hereinafter appearing.

NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS:

ARTICLE 1 : GRANT OF LEASE OF SCHEDULE PROPERTY AND LEASE PERIOD

1.1 Pursuant to the foregoing and in consideration of the monthly rents reserved hereunder and subject to the terms, conditions and covenants the LESSOR do hereby demise and grant lease of the Schedule Property unto the LESSEE for a PERIOD 01-04-2019 TO 30-03-2049 i.e, 30 (THIRTY) Years.

ARTICLE 2: COMMENCEMENT DATE & PERIOD OF LEASE:

2.1 The lease of the schedule property shall commence from 01.04.2019 to 30.03.2049 i.e. 30 years. Accordingly, the LESSOR has handed over the vacant and peaceful possession of the Schedule Property to the LESSEE on from the date of registration of this deed, i.e. on 23-8-2018.

ARTICLE 3: RENT

3.1 In consideration of the rent hereby reserved and of the covenants, conditions and stipulations hereinafter contained and on the lessee part to be paid, observed and performed THE LESSORS HEREBY DEMISES UNTO THE LESSEE THE SCHEDULE PROPERTY. To hold the schedule property unto the lessee for the PERIOD 01-04-2019 TO 30-03-2049 i.e. 30 (THIRTY) years commencing 1st of April 2019. The rate of rent shall be enhanced at the rate of 15% for every 3 years on

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the CONSOLIDATED rate of rent. The ground rent shall be paid by the LESSEE to the LESSOR, on or before 5th day of every subsequent calendar month. The table of rent as follows:

TABLE OF RENT

SLNO./Y EAR	PERIOD	RENT MONTH	PER	ANNUAL RENT[15% RISE EVERY 3 YEAR]
1	01.04.2019 TO 31.03.2020	1,93,352/-		23,20,224/-
2	01.04.2020 TO 31.03.2021	1,93,352/-		23,20,224/-
3	01.04.2021 TO 31.03.2022	1,93,352/-		23,20,224/-
4	01.04.2022 TO 31.03.2023	2,22,355/-		26,68,260/-
5	01.04.2023 TO 31.03.2024	2,22,355/-		26,68,260/-
6	01.04.2024 TO 31.03.2025	2,22,355/-		26,68,260/-
7	01.04.2025 TO 31.03.2026	2,55,710/-		30,68,520/-
8	01.04.2026 TO 31.03.2027	2,55,710/-		30,68,520/-
9	01.04.2027 TO 31.03.2028	2,55,710/-		30,68,520/-
10	01.04.2028 TO 31.03.2029	2,94,067/-		35,28,804/-
11	01.04.2029 TO 31.03.2030	2,94,067/-		35,28,804/-
12	01.04.2030 TO 31.03.2031	2,94,067/-		35,28,804/-
13	01.04.2031 TO 31.03.2032	3,38,178/-		40,58,136/-
14	01.04.2032 TO 31.03.2033	3,38,178/-		40,58,136/-
15	01.04.2033 TO 31.03.2034	3,38,178/-		40,58,136/-
16	01.04.2034 TO 31.03.2035	3,88,905/-		46,66,860/-
17	01.04.2035 TO 31.03.2036	3,88,905/-		46,66,860/-
18	01.04.2036 TO 31.03.2037	3,88,905/-		46,66,860/-
19	01.04.2037 TO 31.03.2038	4,47,241/-		53,66,892/-
20	01.04.2038 TO 31.03.2039	4,47,241/-		53,66,892/-

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21	01.04.2039 TO 31.03.2040	4,47,241/-	53,66,892/-
22	01.04.2040 TO 31.03.2041	5,14,330/-	61,71,960/-
23	01.04.2041 TO 31.03.2042	5,14,330/-	61,71,960/-
24	01.04.2042 TO 31.03.2043	5,14,330/-	61,71,960/-
25	01.04.2043 TO 31.03.2044	5,91,480/-	70,97,760/-
26	01.04.2044 TO 31.03.2045	5,91,480/-	70,97,760/-
27	01.04.2045 TO 31.03.2046	5,91,480/-	70,97,760/-
28	01.04.2046 TO 31.03.2047	6,80,202/-	81,62,424/-
29	01.04.2047 TO 31.03.2048	6,80,202/-	81,62,424/-
30	01.04.2048 TO 30.03.2049	6,80,202/-	81,62,424/-

3.2 The LESSEE hereby undertakes that the above said rent shall not be renegotiated by the LESSEE with the LESSOR during the subsistence of this lease period.

3.3 The rent shall be payable on or before 5th of the completed lease month for which the rent shall be paid by way of RTGS/CHEQUE/ as per the written instruction given by the LESSOR from time to time.

3.4 In the event of any delay in the payments of the rents mentioned above the lessee shall pay the same together with interest thereon at the rate of 24% per annum from the date of default till payment.

3.5 The rent payable shall be subject to deduction of income tax at source, as required by the provisions of the income tax act 1961, from time to time.

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For NEXGEN EDUCATIONAL TRUST

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ARTICLE 4: TAX:

4.1 The Taxes levied by the government shall be borne by the Lessee, if applicable as per the provisions of the Act in force and the same shall be paid along with monthly rents and in future, if any other tax, duties, cess, are liable to be paid on rent in accordance with Goods and Service Tax Act or any other law for the time being in force, the said tax shall be borne by the LESSEE during the substance of lease period.

ARTICLE 5: INTEREST FREE REFUNDABLE SECURITY DEPOSIT:

5.1 The LESSEE has paid unto the LESSOR a sum of Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand only) by NEFT UTR No AXISP18066001384 dated 7.03.2018 OF Axis bank, Bangalore and Rs.15,00,000/- (Rupees Fifteen lakhs only), by NEFT UTR No AXISP18124048852 dated 04.05.2018 OF Axis bank, Bangalore, and Rs.5,70,224/- (Rupees Five Lakhs Seventy Thousand Two Hundred and Twenty Four only) by NEFT dated 20-8-2018 of Axis Bank, Bangalore Branch, cumulatively amounting to Rs.23,20,224/- (Rupees Twenty Three Lakhs Twenty Thousand Two Hundred and Twenty four only) towards payment of interest fee refundable security deposit. The LESSOR hereby acknowledges the receipt of Rs.23,20,224 (Twenty Three Lakhs Twenty Thousand Two Hundred and Twenty Four only).

5.2 The above said Interest free refundable security deposit is given for ensuring proper maintenance of the Schedule Property by the LESSEE. The interest free refundable security deposit of Rs 23,20,000/- (Rupees Twenty Three Lakhs Twenty Thousand Only) shall be refunded to the LESSEE by the LESSOR on determination or sooner determination of this lease or on surrendering the Schedule Property to the LESSOR. The LESSOR, here by acknowledge the receipt of the same.

Dr. N. S. S. S.

For NEXGEN EDUCATIONAL TRUST

Dr. N. S. S. S.
AUTHORISED SIGNATORY

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5.3 For nonpayment of rent and/or if any damage is caused to the schedule property at the time of surrendering the schedule property by the LESSEE to the LESSOR, then in such eventuality, the LESSOR shall be entitled to deduct the rent amount and/or cost of damage caused to the schedule property from the interest free refundable security deposit and if there is any shortfall, then for unpaid rent and/or additional cost of damage, the LESSOR shall be entitled to collect the same from the LESSEE.

ARTICLE 6: TERMINATION:

6.1 The LESSEE shall be entitle to terminate the lease by giving 3 (three) months' notice to the lessors at any time in writing. Lock in period shall be for a PERIOD 01-04-2019 TO 30-03-2049 i.e., 30years, from the date of commencement of this Lease Period. During Lock in period, if the LESSEE opt to surrender the Schedule Property, then in such eventuality, the LESSEE shall be liable to pay the rent till the end of Lock-in-period. The lessor shall retain the interest free refundable security deposit in case of termination by the lessee

6.2The LESSORS shall not be entitled to terminate this lease before the expiry of the lease PERIOD 01-04-2019 TO 30-03-2049 i.e,30 years other than that of non-payment of rent for a period of Two consecutive months and breach of covenants by the lessee

6.3 Upon the termination of the lease, the LESSEE shall vacant and deliver the vacant possession of the Schedule Property in a tenantable condition subject to damage caused, if any by the LESSEE free from all encumbrances charges and liens. The LESSOR has the right to collect the damages caused to the Schedule Property.

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[Signature]
AUTHORISED SIGNATORY

[Signature]

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ARTICLE 10: TAXES, INSURANCE AND OTHER CHARGES:

10.1 That, the LESSOR shall pay present rates, taxes, assessment, duties, cess, impositions, outgoings and burdens whatsoever payable to Municipal Corporation of TUMKUR or other authority which may at any time or from time to time during the term hereby created be imposed or charged upon the schedule property and if there is any increase in the land tax, such increase shall be paid by the LESSEE. The LESSEE shall also pay the tax on the building(s) to be constructed on the schedule property, till the date of surrender or / handing over of the Schedule Property to the LESSOR.

ARTICLE 11: RIGHT OF INSPECTION:

12.1 During the subsistence of the lease the LESSOR and its employees/staff shall have access to and inspect the Schedule Property upon giving prior written notice of 2 (two) working days to the LESSEE.

ARTICLE 12: ATTORNMENT:

12.1 The LESSOR shall have the right to assign, transfer, mortgage or otherwise encumber their interests in the Schedule Property to any third party during the subsistence of this Deed. However, the LESSOR shall not have the right to assign, transfer, mortgage or otherwise encumber against the assets created/installed by the LESSEE during the course of LESSEE business operations.

12.2 The lessor specifically agrees and undertakes that if Schedule Property is sold, transferred, mortgage or conveyed to any third party or financial institutions, such transfer shall be expressly subject to the terms of this Lease Deed, including the provisions with regard to refund of deposits and the Lessee's rights under this deed shall continue without any interruption or disturbance by the transferee.

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12.3 The Lessor hereby agrees to furnish to the Lessee true copies of such Sale Deeds of the Schedule Property with purchasers/transferees.

3. The LESSEE hereby covenants with the LESSORS as follows:

- To pay the ground rent regularly on or before the 5th (FIFTH) day of every month during the term of lease as mentioned in Article No3 as above.
- To use the schedule property for the lawful purpose.
- Not to do or suffer to be done in or upon the schedule property which may be or become a nuisance or annoyance to or in any way interfere with the quite or comfort of any person(s).
- Not to place or keep or permit to be placed or kept on the schedule property any offensive, dangerous or highly inflammable or explosive material or any other article or things, which may constitute a danger, nuisance of annoyance to the surrounding premises or the owners or occupiers thereof.
- To Permit the LESSOR his servant(s), employee(s) or agent(s) duly authorized by the LESSOR to enter into and upon the schedule Property and building to be constructed thereon at all reasonable time.
- To hand over the peaceful possession of the schedule property including the constructed building/(s), compound walls constructed, if any, in as is where is condition at the end or the sooner determination of the said lease period to the LESSOR without any liability leftover.

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T. N. Mahesh


AUTHORISED SIGNATORY

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4. The LESSOR hereby covenants with the LESSEE as follows:

- A) That on the LESSEE paying the ground rent on the due dates thereof and in the manner herein provided and observing and performing the covenants, conditions and stipulations herein contained on its part, to hold, possess and enjoy the schedule property and the building to be constructed thereon during the term without any interruption, disturbance, claim and demand by the LESSOR or any person lawfully claiming under or trust for the LESSOR.
- B) That, the LESSEE shall pay rates, taxes, assessment, duties, cess, impositions, outgoings and burdens whatsoever payable to Municipal Corporation of Tumkur or other authority which may at any time or from time to time during the term hereby created be imposed or charged upon the schedule property and the tax on the building(s), to be constructed on the schedule property.
- C) To Co-operate with the LESSEE, so that the LESSOR can carry on its activities without any hindrance or inconvenience from any other person(s).
- D) The LESSOR hereby permit the LESSEE to develop, improve and construct the building/(s) on the schedule property at his own cost and according to the building bye-laws of the area for the time being in force and in accordance to the sanctioned plan issued by the competent authority and the LESSEE to obtain the necessary sanction based on an approved plan to raise such construction desired and required by the LESSEE. Also, only the LESSEE shall be responsible for all the building construction activities and liabilities. All the deposits and expenses required for the construction of the building and for obtaining various services such as electricity, water and sanitary connection shall be borne by the LESSEE. Also, the LESSOR hereby permits the LESSEE to have a bore well in the

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P. Mahendra

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P. Mahendra
AUTHORIZED SIGNATORY

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schedule property, if required, at his own cost and expenses, after observing all the formalities required by law for the time being in force.

- E) The LESSEE shall insure against the injury or casualty to persons, animals or things and also, for all structural damages to the building under construction, which may arise due to operation, negligence, carelessness or accidents. Also, the LESSEE shall insure the building to be constructed from fire, earthquake, flood, cyclone or other natural calamities.

5. IT IS HEREBY EXPRESSLY AGREED BETWEEN THE PARTIES AS FOLLOWS:

- The LESSEE shall construct a building in the Schedule Property.
- The LESSOR shall not obstruct or hinder the construction activities of the LESSEE.
- The name of the building shall be determined by the LESSEE.
- The parties hereto may on mutual consent to enter into separate supplementary agreement/(s) as and when required.
- The lessee shall hand over the schedule property with the constructed building excluding movable items thereon as is condition at the end of the lease period.
- The LESSOR assures the LESSEE that the schedule property is not subjected to any court litigation, attachment, prohibitory order, injunctions, lispendens, minor claims or any other claim of any nature and the schedule property is free from all encumbrances.
- The parties hereto are entitled to issued notice to each other with a notice period of 6 (Six) months. The addresses mentioned above are sufficient for issuing the notice.
- The parties hereby agree that they can make any modification, addition, deletion or alternation to these terms and condition by mutual consent and such

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P. Ce. Mahesh

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modification, addition, deletion or alternation shall be reduced into writing for it to be effective and binding.

- The stamp duty and registration expenses for this lease deed shall be borne by the LESSEE.
- This Deed is drawn in original along with a counterpart. The original duly registered shall be in the custody of both lessee and lessor.
- That, in all matters not herein otherwise specifically provided for, the provisions of the transfer of Property Act 1882, shall govern this lease.
- The Parties hereto irrevocably agree that courts of competent jurisdiction at Tumkur, Karnataka, India, Shall have exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with this deed.

SCHEDULE PROPERTY

ITEM NO.1

ALL THAT PIECE AND PARCEL OF THE Alienated Land for Industrial Purpose bearing Survey No.340/1, situated at Horapette Extension, Ward No.19, Tumkur, within the jurisdiction of Tumkur City Corporation, bearing Khatha Number 1543 and PID No.102186.

Total area: 20835 square feet

BOUNDED ON:

EAST	:	Survey Number 337, 338
WEST	:	15 feet Common Road and Survey No.340/2
NORTH	:	Land belonging to T.V.Vijayendrakumar
SOUTH	:	Kothitopu Main Road (NH Road)

THE NEXGEN EDUCATIONAL TRUST

T.V. Nabeed

Released
AUTHORISED SIGNATORY

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ITEM NO.2

ALL THAT PIECE AND PARCEL OF THE site No.6 (part), situated at Tumkur Village, KasabaHobli and TumkurTaluk, within the jurisdiction of Tumkur City Corporation, bearing PID No.70869. **KATHA NO: 1312**

Measurements:

East to West on Northern side: 60 Feet
East to West on Southern side: 53 Feet
North to South on Eastern side: 57 Feet
North to South on Western side: 40 Feet

Total Area: 2740 Square Feet

Bounded on:

EAST	:	Site No.6(Part) and House belonging to Ramaiah's Share and 30 feet wide road
WEST	:	private property
NORTH	:	private property
SOUTH	:	Site bearing no. 5

FOR NEXGEN EDUCATIONAL TRUST

[Signature]
AUTHORISED SIGNATORY

[Signature]

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ITEM NO.3

ALL THAT PIECE AND PARCEL OF THE Site No.6 (part), situated at Tumkur Village, KasabaHobli and TumkurTaluk, within the jurisdiction of Tumkur City Corporation, bearing PID No.70874. **KATHA NO: 1313**

Measurement:

East to West : 27 feet

North to South : 22 feet

Total Area : 594 Square Feet

Bounded on

EAST : Road

WEST : site no 6

NORTH : private property

SOUTH : house belonging to Ramaiah

IN WITNESS WHEREOF, the LESSOR and the LESSEE have set their hands
unto these presents hereof on the day, month and year first above written signed and
executed this deed in TUMKUR.

V. G. Maheshwari

For NEXGEN EDUCATIONAL TRUST

Kellavani
AUTHORISED SIGNATORY

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CONSENTING WITNESS

M. Amogha Varsha

M AMOGHA VARSHA
S/o T V Mahendra
No:22, 14th Cross,
V V Mohalla, Mysore-570002

WITNEESES:

1.

T. Chandra Sekhar

T. Chandra Sekhar
S/o Ruma Chandra Rao
3rd cross, Adharva Mohalla
Tumkur

2.

Vijayeshwar Kumar IV
S/o

T.S. Uthara Kumar
108, 1st main road
Shorabadevi, NAGARA
Tumkur

T.V. Mahendra
LESSOR

LESSEE

For NEXGEN EDUCATIONAL TRUST

Pullavar
AUTHORISED SIGNATORY

Arun
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