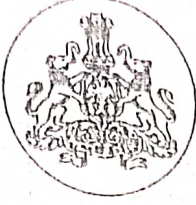


BK I 1200/13-14

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಖ್ಯಸ್ಥನಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

Government of Karnataka



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ರೂ.
Total stamp duty paid Rs.

LEASE DEED

"ORIGINAL"

This LEASE DEED is made and executed on this the 21st day of July Two Thousand Thirteen (07.07.2013) at Bangalore.

BY AND BETWEEN:

M/s SRINIVASA ENTERPRISES, a Co-Ownership Concern having its office at No. 79, Srinivasa Complex, 1st Main Road, Bangalore 560 020, represented by its Managing Co-Owners Mr. A.S. CHINNASWAMY RAJU, Lessor No.1 and Mr. Y. JAGADISH RAJU, Lessor No.2.

Herein referred to as 'LESSORS' (which expression shall mean and include its partners from time to time, their respective heirs. Executors, administrators, legal representatives and assigns) Of the ONE PART;

AND:

M/s NEXGEN EDUCATIONAL TRUST,

A registered Trust bearing Regn No: 231/2009, Ranga Reddy District, having its office at No: 304, Kasatty heights, Swamy Ayappa Society, Khanamet (V), Ranga Reddy District, Andhra Pradesh, represented by its 'Author of the Trust'

and Authorized Representative of the Trust Sri. T. JAYACHAND, who appointed Assistant General Manager Sri.G.Sunil Kumar, S/O Sri. Shivaprasad, (he is authorized to herein the buildings in Karnataka)

Herein referred to as the 'LESSEE' (which expression shall mean and include its trustees from time to time, their respective heirs, executors, administrators, legal representatives and assigns)

Dr. Athya
PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
SRINIVASA COMPLEX, 1ST MAIN ROAD,
NEAR FORTIS HOSPITAL, SETHADRIPURAM,
BANGALORE-560020. PHONE: 9633438997

Sethadripuram, Bangalore-560020
Sri Chaitanya Techno School
Sethadripuram, Bangalore-560020

2 ಸುಪರ್ದು ಮಾಡಿದ ದಿನಾಂಕ 1200 5
1374



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 Nexgen Educational Trust Rep by its Authorised Representative T. Jayachand,
who appointed Asst. General Manager Sri. G. Sunil Kumar , ಇವರು 2858125.00
ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	2858115.00	DD No. 012382, dt 02/07/13, drawn on Axis Bank Ltd., Electronicity, Bangalore
ನಗದು ರೂಪ	10.00	Paid in Cash
ಒಟ್ಟು :	2858125.00	

ಸ್ಥಳ : ಗಾಂಧಿನಗರ

ದಿನಾಂಕ : 06/07/2013

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಗಾಂಧಿನಗರ, ಬೆಂಗಳೂರು

Designed and Developed by C- DAC ,ACTS Pune.

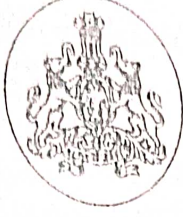
Dr. N.H. Srinivas
PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
SRINIVASA COMPLEX, 1ST MAIN ROAD,
NEAR FORTIS HOSI TAL, SESHADRIPURAM,
BENGALURU-560 020. PHONE: 9663488997

Manager
Sri Chaitanya Techno School
Seshadripuram, Bangalore-560020

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀನ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆಯುವುದಿಲ್ಲ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

**NOW, THEREFORE THIS DEED OF LEASE WITNESSETH AND THE
PARTIES HERETO AGREE AND DECLARE AS FOLLOWS:**

1. Grant of Lease:

That in consideration of the rents agreed to be paid by the Lessee as set out in this Lease Deed and the Lessee agreeing to comply with the covenants and conditions mentioned herein, the Lessors, hereby grant by way of lease for a period of THIRTY (30) years to the Lessee, the Schedule premises Phase-I measuring 32,000 sft. (Consisting of Basement, Ground floor, First floor, Second floor and Third floor) and Phase -II measuring 37,000 sft. (Consisting of Basement, Ground floor, First floor, Second floor and Third floor) the terrace portion of both the buildings i.e. Phase-I & Phase-II has not been agreed to given on rent to the Lessee. However the terrace portion of both the buildings Phase-I & Phase-II will remain with the Lessor's possession.

2. Rate of Rent:



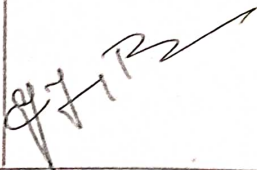
- i. The rent payable by the Lessee to the Lessors in consideration of the grant of the lease herein of the Schedule Property at the rate of Rs. 29/- (Rupees Twenty Nine only) per square feet per month, for the total area of 69,000sft (Sixty Nine thousand square feet) of both the buildings Phase-I and Phase-II more fully described in Schedule 'B' and Schedule 'C' herein below is Rs. 20,01,000/- (Rupees Twenty Lakhs One Thousand only) which is payable on 1st of every month.

The total rent payable shall be paid as mentioned below:

- a) A sum of Rs. 10,00,500/- (Rupees Ten Lakh Five Hundred only) shall be paid to Lessor No.1
- b) A sum of Rs. 10,00,500/- (Rupees Ten Lakh Five Hundred only) shall be paid to Lessor No.2

Manager
Sri Chaitanya Techno School
Seshadripuram, Bangalore-560029

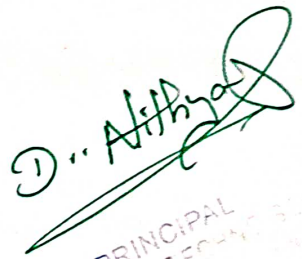
PRINCIPAL 3
SRI CHAITANYA TECHNO SCHOOL
SRINIVASA COMPLEX, 1ST MAIN ROAD,
NEAR FORTIS HOSPITAL, SESHADRIPURAM,
BANGALURU-560 020. PHONE: 9663488997

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ವಿವರಣೆ	ಹಸ್ತಚಿಹ್ನೆ/ಚಿತ್ರ	ತಾ.
3	M/s Srinivasa Enterprises Rep by its Managing Co-owners Mr. Y. Jagadish Raju . (ಬರಹಗೊಳಿಸಿದರು)			

...6...ನೇ ಪ್ರತಿಷ್ಠೆ ದಾಖಲೆ ಸಂಖ್ಯೆ...1200...
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ಶಿಕ್ಷಣ ನಿರ್ದೇಶನಾಲಯ

ಶಿಕ್ಷಣ ನಿರ್ದೇಶನಾಲಯ
ಬೆಂಗಳೂರು, ಕೆ.ಆರ್.ನಗರ.


Manager
Sri Chaitanya Techno School
Seshadripuram, Bangalore-560020


PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
SRINIVASA COMPLEX, SESHADRI PURAM,
NEAR FORTIS HOSPITAL, BANGALURU-560 020. PHONE: 488997

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ರೇ:



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

Whereas, the buildings comprising Municipal Nos. 79/1, 79/2., 79/3, 79/4, 79/5 which is described as Schedule 'B' property & 79/6 which is described as Schedule 'C' property all situated in the at No. 79, 1st Main road, Sheshadripuram, Bangalore - 560020 belongs to the Lessors.

Whereas the Lessors have offered to lease the Schedule Property on a long term lease basis by making the following representations.

- a) That the Schedule Property is free from all encumbrances, attachments or charges of any kind.
- b) That all taxes and dues with regards to the Schedule Property have been paid.
- c) That the right title and interest of the Lessors in the Schedule Property is good, marketable and subsisting.
- d) That there is no impediment for lease of the Schedule Property.

And whereas, the Lessee was on the lookout of suitable property for the purpose of establishing a school for imparting Quality and value based education. The lessee is relying upon the aforesaid representations and having come to know the intention of the Lessors, has agreed to take the Schedule Property on a long term lease and the Lessors have agreed to lease the Schedule Property. In view of the fact that several permissions etc... are required to obtain in relation to the Schedule Property for starting and establishing a school the Lessors shall take all measures to obtain all the permissions to make the Schedule Property fit and usable for starting a school. The parties are desirous of reducing into writing the terms and conditions of the lease and hence they have entered into this present agreement.

Dr. Arthya
PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
SRINIVASA COMPLEX, 1ST MAIN ROAD,
NEAR FORTIS HOSPITAL, SEESHADRI PURAM,
BANGALURU-560 020. PHONE: 9863488997

Manager
Sri Chaitanya Techno School
Sheshadripuram, Bangalore-560020

ಕರ್ನಾಟಕ ಮಾಧ್ಯಮಿಕ ಶಿಕ್ಷಣ
CENTRAL BOARD OF SECONDARY EDUCATION



Print Date & Time : 06-07-2013 05:10:26 PM

ಉಪ ನಿರ್ದೇಶಕರ ಕಛೇರಿ

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 1200

ಗಾಂಧಿನಗರ ದಲ್ಲಿರುವ ಉಪನಿರ್ದೇಶಕರ ಕಛೇರಿ ಗಾಂಧಿನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 06-07-2013 ರಂದು 04:54:39 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	476355.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	595.00
3	ದ್ವಿ ಪ್ರತಿ ಶುಲ್ಕ	100.00
4	ಪೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	500.00
	ಒಟ್ಟು :	477550.00

ಶ್ರೀ M/s Nexgen Educational Trust Rep by its Authorised Representative T. Jayachand, who appointed Asst. General Manager Sri. G. Sunil Kumar ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Nexgen Educational Trust Rep by its Authorised Representative T. Jayachand, who appointed Asst. General Manager Sri. G. Sunil Kumar			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಸಹ ರಜಿಸ್ಟ್ರಾರ್
ಉಪ-ನಿರ್ದೇಶಕರ ಕಛೇರಿ
ಗಾಂಧಿನಗರ, ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s Nexgen Educational Trust Rep by its Authorised Representative T. Jayachand, who appointed Asst. General Manager Sri. G. Sunil Kumar . (ಬರೆದುಕೊಂಡವರು)			
2	M/s Srinivasa Enterprises Rep by its Managing Co-owners Mr. A.S. Chinnaswamy Raju . (ಬರೆದುಕೊಂಡವರು)			

PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
SRINIVASA COMPLEX, 1ST MAIN ROAD,
FORTIS HOSE TAL, SESHADRIPURAM,
BANGALURU-560 020. PHONE: 9663408999

Manager
Sri Chaitanya Techno School
Seshadripuram, Bangalore-560020

ಸಹ ರಜಿಸ್ಟ್ರಾರ್
ಉಪ-ನಿರ್ದೇಶಕರ ಕಛೇರಿ
ಗಾಂಧಿನಗರ, ಬೆಂಗಳೂರು

1200

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

- ii. Rent for the car parking space provided to the Lessee for the Schedule Premises at the rate of Rs.2, 500/- per month per car parking space for 50 cars.
- iii. The lessee has requested the Lessors that the payment of rent shall commence from 1st of May 2013 which is agreed by the Lessors.
- iv. The Lessee has to pay service tax as applicable along with rent every month.

3. Payment of Rent and Security Deposit:

- 3.1. The Lessee shall pay the rents regularly to the Lessor No.1 and 2, as aforesaid in clause 2, on 1st day of each and every month subject to tax deduction at source, commencing from 01-05-2013.
- 3.2. Delay in Payment of rent in the event the Lessee fails to pay the rent as above, the Lessors shall be entitled to collect interest at the rate of 14% per annum till the date of receipt of the rent from the Lessee.
- 3.3. The Lessee has agreed to pay the Lessors an interest free Advance/ Security Deposit of 15 months' rent which amounts to Rs.3,00,15,000/- (Rupees Three Crores Fifteen Thousand Only) and paid by Cheque No. 508366, dated:02.01.2013 amounting Rs.75,03,750/- drawn on Axis Bank Ltd., in favour of Mr.A.S Chinnaswamy Raju and Cheque No. 508367, Dated:15.02.2013 amounting Rs. 75, 03,750/- drawn on Axis Bank Ltd., in favour of Mr. A.S Chinnaswamy Raju and Cheque No. 508364, dated:02.01.2013 amounting Rs.75, 03,750/- drawn on Axis Bank Ltd., in favour of Mr.Y.Jagadish Raju and cheque No.508365, dt:15/2/2013 amounting Rs.75,03,750/- in favour of Mr.Y.Jagadish Raju.

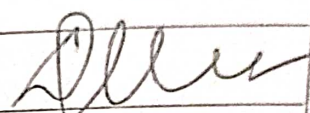
PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
SRINIVASA COMPLEX, 1ST MAIN ROAD,
NEAR FORTIS HOSPITAL, SESHADRIPURAM,
BENGALURU-560 020. PHONE: 9663488997

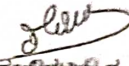
Manager
Sri Chaitanya Techno School
Seshadripuram, Bangalore-560020

ಗುರುತಿಸುವವರು

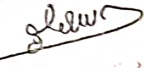
ಉಪ ನಿರ್ದೇಶಕರು

1200 J
1314

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Raju No. 46, B Sector, 4th Main, Amruthnagar, Bangalore	
2	Stalin No. 79, 1st Main, Seshadripuram, Bangalore	S. Thibasa.


ಉಪ-ನಿರ್ದೇಶಕರು
ಕಾರ್ಯಾಲಯ, ಬೆಂಗಳೂರು.

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ಉಪ-ನಿರ್ದೇಶಕರು
ಕಾರ್ಯಾಲಯ, ಬೆಂಗಳೂರು.

<p style="text-align: center;"> 1 ನೇ ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ GAN-1-01200-2013-14 ಆಗಿ ಪಿ.ಡಿ. ಸಂಖ್ಯೆ GAND160 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 06-07-2013 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪ-ನಿರ್ದೇಶಕರು ಕಾರ್ಯಾಲಯ, ಬೆಂಗಳೂರು.</p>	
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Designed and Developed by C-DAC, ACTS, Pune


PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
SRINIVASA COMPLEX, 1ST MAIN ROAD,
NEAR FORTIS HOSPITAL, SESHADRIPURAM,
BENGALURU-560 020. PHONE: 9663488997

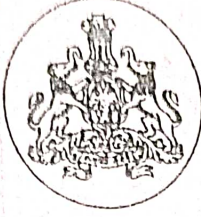

Manager
Sri Chaitanya Techno School
Seshadripuram, Bangalore-560020

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಇದು:



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

The lessors shall on expiry or earlier termination of the Lease period, refund the entire amount of Security Deposit without any interest to the Lessee against delivery of the schedule premises.

4. Rent Enhancement:

The lessee has agreed to pay enhanced rent for the Schedule space at the rate of 6% over and above the last rent paid at the end of every year. The lessee agrees to pay enhanced rent for the car parks once in three years from the date of start of the initial term.

5. Lease Termination:

The Lessee shall give three (3) months written notice expressing its intension to terminate this Lease Deed and on the Expiry of the period of the notice, the lease shall be terminated automatically.

6. Payment of Taxes:

The Lessors shall bear and pay all the past, present and future taxes whether existing or enhanced, the property taxes rates and cesses payable to Bruhat Bangalore Mahanagara Palike (BBMP) in regard to the Schedule Premises. In the events of the Lessors failing to pay the said taxes and if demanded by the Statutory Authority from the Lessee to pay, the Lessee may at its discretion, pay the municipal taxes under notice to the Lessors and deduct the same from the future rents.

The service payable on rents shall be borne by the lessee and in the event of any revision in the service tax or any indirect taxes imposed, for renting of the schedule premises the same shall be borne by the lessee.

DR. A.H. H...
PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
SRINIVASA COMPLEX, 1st MAIN ROAD,
NEAR FORTIS HOSPITAL, SECHADRI PURAM,
BANGALURU-560 020. PHONE: 9663488997

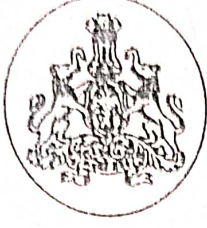
Manager
Sri Chaitanya Techno School
Sechadripuram, Bangalore-560020

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ 152 ಮುನೋಮು 2003
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ರೇ:



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

7. Representations, Warranties and Indemnities:

Lessors Representations:

- i) The Lessors are seized and possessed with the sole right to deal with, develop and dispose of the Schedule Premises. The Lessors hereby confirm that the Schedule Premise is free from all kinds of encumbrances and no equitable mortgage has been affected in respect of the Schedule Premises. The Lessors hereby confirm that they shall keep the Lessee indemnified against all actions, claims, Losses, inconveniences that may arise in future from any individual or company claiming to be owner of the property leading to restraint in the use of the Schedule premises.
- ii) permanent electricity, water and sewerage connection has been provided by the Lessors to the Schedule premises.
- iii) The lessors have paid all the past, present taxes whether existing or enhanced, the property taxes, rates and cesses payable to the concerned authorities with respect to the Schedule premises.
- iv) All past, present and up to date electricity and water charges in respect of the Schedule premises has been properly remitted by the Lessors so that there are no arrears, out standings or dues as on the effective Date of the lease towards the electricity and water charges.
- v) The Lessors have assured that the Lessee will have quiet and peaceful possession of the Schedule Premises at all times throughout the duration of the lease. Any repairs that are undertaken shall be done without affecting the Lessee's peaceful possession save and except in the case where it is required such repairs to be carried out expeditiously as possible.

Dr. A. H. H. S.
PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
SRINIVASA COMPLEX, 1ST MAIN ROAD,
NEAR FORTIS HOSPITAL, SESHADRI PURAM,
BENGALURU-560 020. PHONE: 9663488997

Manager
Manager
Sri Chaitanya Techno School
Seshadripuram, Bangalore-560020

CERTIFICATE

File No.....

Dated: 22.11.2013

Certified that land measuring 1 Acre or 43,560 Square Feet, situated at No 79, 1st Main Road, Seshadripuram, Bangalore - 560020 Converted Survey No.79/1, 79/2, 79/3, 79/4, 79/5, 79/6 present in 1st Main Road, Seshadripuram, Bangalore - 560020, fully described in the schedule mentioned hereinafter, is owned by Mr A.S Chinnaswamy Raju and Mr Y Jagadish Raju, No:79, Srinivas Complex, 1st Main Road, Seshadripuram, Bangalore - 560020, executed by and between Mr A.S Chinnaswamy Raju, Mr Y Jagadish Raju and M/S NEXGEN EDUCATION TRUST (REGD.NO.231/2009) 1ST MAIN ROAD, SESHADRIPURAM, BANGALORE - 560020, is located in the said plot of land. Duly registered on 06.07.2013, in Book No.1, Document No GAN - 1 - 01200/2013-14, CD.No.GAND160 Dated: 06.07.2013, in the office of Sub-Registrar, Gandhi Nagar, Bangalore, it is certified that the said entire land comprises of a single plot of land.

It is further certified that the owner of the land has leased the said land to M/S NEXGEN EDUCATION TRUST (REGD.NO.231/2009) 1ST MAIN ROAD, SESHADRIPURAM, BANGALORE - 560020, is located in the said plot of land (name of lease vide lease deed Dated: 06.07.2013 for a period of 30 years duly registered on 06.07.2013) vide its, Document No GAN-1-01200/2013-14, CD.No.GAND160 Dated: 06.07.2013, in the office of Sub-Registrar, Gandhi Nagar, Bangalore,. The land is still in the possession of the lessee.

It is further certified that SRI CHAITANYA TECHNO SCHOOL, 1st Main Road, Seshadripuram, Bangalore - 560020, is located in the said plot of land.

THE SCHEDULE OF LAND ABOVE REFERRED TO

All that piece and parcel of the immovable property measuring one acre or 43.560 Square feet of land No 47/2(Old Municipal Nos 71- 93) New Municipality No. 79, 1st Main Road, Seshadripuram, Bangalore- 560020

East by : Seshadripuram 1st Main Road.

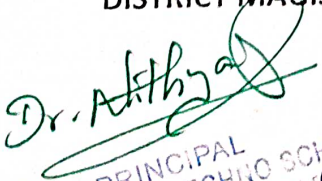
West by : Properties belonging formerly to Sri. Krishnappa & Sri.Govind Rao.


North by : Ramaswamy's Property.

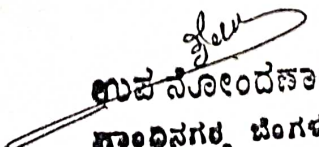
South by : Government Pipeline Road.

Measuring 1 Acre or 43,560 Square feet.

DISTRICT MAGISTRATE/REGISTERING AUTHORITY WITH DESIGNATION


PRINCIPAL
SRI CHAITANYA TECHNO SCHOOL
SRINIVASA COMPLEX, 1ST MAIN ROAD,
NEAR FORTIS HOSPITAL, S. SESHADRIPURAM,
BENGALURU-560 020. PHONE. 960043


Manager
Sri Chaitanya Techno School
Seshadripuram, Bangalore-560020


ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಕಾಂಧಿನಗರ, ಬೆಂಗಳೂರು.