

ಈ ದಸ್ತಾವೇಜು ಪುಟಗಳನ್ನೂಳಗೂಂಡಿದೆ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಸ್ಟಾಂಪ್ ಇಲಾಖೆ

The Karnataka State Registration and Stamps Department

Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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T 9140/21-22

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

RECTIFICATION OF LEASE AGREEMENT

This Rectification of Lease Agreement executed on 10th day of DECEMBER, TWO THOUSAND TWENTY ONE (10.12.2021) at Bangalore by and between:

BLOW UP FASHION PVT LTD., NO.37, 1ST MAIN ROAD, RAMACHANDRAPURAM, BANGALORE-560 021, Represented by its Director **PRAMOD R KAMAT**, aged about 71 years, and hereinafter together called the **LESSORS** which term wherever the context permits shall mean and include their respective heirs, successors, executors, administrators and assigns etc on the **ONE PART**:

And

SRI.VIDYA EDUCATIONAL TRUST, a Public Charitable Trust and having its Registered Office at No.37, 1st Main Road, Ramachandrapuram, Bangalore-560 021 and represented its Trustee, **Smt. Pooja P. Kamat**, aged about 64 years, W/o Sri. Pramod. R. Kamat and hereinafter called the **LESSEE** which term wherever the context permits shall Mean and include as Trustee, administrators, Liquidators and assigns or any one claiming through or under them on the **OTHER PART**:

WITNESSETH AS FOLLOWS:

WHEREAS the LESSOR has Leased the **Property bearing Site No.37, 1st Main Road, Ramachandrapuram, Banglaore-560021** measuring about 9169 Square Feet, along with a super built area of about 25697.5 Square Feet on the Ground, First, Second and Third Floors together (consisting of GROUND, FIRST, SECOND & Third floors of RCC building) to the LESSEE under a

Contd....2/-

9140 2
1ನೇ ಪುಸ್ತಕದ.....ದಸ್ತಾವೇಜಿನ.....ನೇ ಪುಸ್ತಕ



ಹೆ.ಕಾ.ನೋ.ಕೆ. ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration
ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ Sri VIDYA EDUCATIONAL TRUST, represented its Trustee, Smt. Pooja P. Kamat, ,
ಇವರು 200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
Challan	200.00	Challan No CR1221003000282857 Rs.200/- dated 10/Dec/2021
ಒಟ್ಟು :	200.00	

ಸ್ಥಳ : ರಾಜಾಜಿನಗರ

ದಿನಾಂಕ : 10/12/2021

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
(ರಾಜಾಜಿನಗರ)
ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

Designed and Developed by C- DAC Pune.

1ನೇ ಪುಟದ 9160 ದಸ್ತಾವೇಜಿನ 2ನೇ ಪುಟ

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

ಕರ್ನಾಟಕ ಕೃಷಿ, ಮೀನುಗಾರಿಕೆ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

:: 2 ::

registered Lease Agreement bearing Document No.RJN-1-04518-2017-18 in Book-1, same was stored in CD No. RJND 310, dated:12.02.2018, registered in the office of the Sub-Registrar, Rajajinagar, Bangalore.

In the above said Lease Agreement, on Page No. 01 in point "A", Line No.22, while explaining measurement of the Property, by oversight, it was wrongly mentioned as measuring about 19918 Square Feet instead of **measuring about 9169 Square Feet**. Similarly, on Page No.5, in the Schedule **measuring about 9169 Square Feet** was omitted. The same has to be incorporated in the Schedule now. Except this alteration of the aforesaid fact, rest of the matters remain unaltered in the above said Lease Agreement. Now the correct Property Measurement and Site Numbers has been incorporate and rectified through this Rectification Deed.

Whereas the Lessor is rectifying the Property Measurement of the Schedule Property through this Deed of Rectification. The Rectified Schedule is morefully and particularly described hereunder:

SCHEDULE

All that piece and parcel of the **Property bearing Site No.37**, 1st Main Road, Ramachandrapuram, Banglaore-560021 measuring about **9169 Square Feet** along with a super built area of about **25697.5 Square Feet** on the Ground, First, Second and Third Floors together (consisting of GROUND, FIRST, SECOND & Third floors of RCC building) with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on the;

Contd.....3/-



1ನೇ ಪುಸ್ತಕದ.....ದಸ್ತಾವೇಜಿನ.....ನೇ ಪುಟ

Print Date & Time : 10-12-2021 05:06:41 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 9140

ಹೆ.ಕೆ.ಎಂ.ಕೆ. ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

ರಾಜಾಜಿನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ರಾಜಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 10-12-2021 ರಂದು 04:54:14 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	Registration Fee	200.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	350.00
	ಒಟ್ಟು :	550.00

ಶ್ರೀಮತಿ Sri VIDYA EDUCATIONAL TRUST, represented its Trustee, Smt. Pooja P. Kamat, ಕೋ Sri. Pramod. R. Kamat ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ Sri VIDYA EDUCATIONAL TRUST, represented its Trustee, Smt. Pooja P. Kamat, ಕೋ Sri. Pramod. R. Kamat			

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	Sri VIDYA EDUCATIONAL TRUST, represented its Trustee, Smt. Pooja P. Kamat, . ಕೋ Sri. Pramod. R. Kamat (ಬರೆದುಕೊಂಡವರು)			
2	Sri BLOW UP FASHION PVT LTD., Represented by its Director PRAMOD R KAMAT, . (ಬರೆದುಕೊಂಡವರು)			

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

:: 3 ::

East by : 1st Main Road,
West by : Conservancy,
North by : Site No.37,
South by : Private Property.

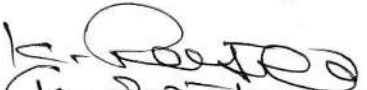
The other details mentioned in the Lease Agreement dated:12.02.2018
will remain unaltered.

No consideration is passed on by the parties for executing this deed of
rectification.

In Witness whereof the Lessor and Lessee have affixed their signatures
before the Witnesses in this Rectification Deed of Lease Agreement.

WITNESSES:

1) 
(VENKATESH)
Kamabagga
Bengaluru

2) 
(K. SANKARANARAYAN)
Kamabagga
Bengaluru

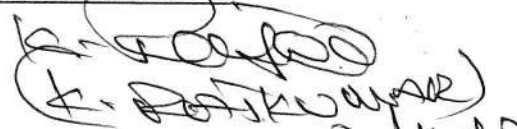


"LESSOR"



"LESSEE"

DRAFTED BY:



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1ನೇ ಪುಸ್ತಕದ.....ದಸ್ತಾವೇಜಿನ.....ನೇ ಪುಟ

ಗುರುತಿಸುವವರು

9
ಹಿ.ಉ.ನೋ.ಕೆ. ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Rajkumar Vijayanagar Bangalore	K. Rajkumar
2	Venkaresh Kamalanagar Blore	U

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ RJN-1-09140-2021-22 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ RJND1037 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 10-12-2021 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪನೋಂದಣಾಧಿಕಾರಿ, ರಾಜಾಜಿನಗರ (ರಾಜಾಜಿನಗರ) ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು	
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I 4518/17-18

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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



ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಈ ಹೆಚ್ಚು ಸಹಕಾರ
ಈ ಹಾಳೆ ಕೇವಲ ದಾಖಲೆಗಾಗಿ ಬಳಸಬೇಕು. ಇತರ ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬೇಡಿ.

1 ನೇ ಪುಸ್ತಕದ..... 4518/17-18 ವಸ್ತು ವೇಚನ ಬಂದಣಿ ಸಂಖ್ಯೆ 2/-
ಹಿ.ಉ.ನೋ. ರಾಜಾಜಿ (GST-EXTRA)

LEASE AGREEMENT

THIS **AGREEMENT TO LEASE** IS MADE AND EXECUTED AT BANGALORE ON THIS 1st DAY OF FEBRUARY 2018 BY AND BETWEEN:

BLOW UP FASHION PVT LTD., NO.37, 1ST MAIN ROAD, RAMACHANDRAPURAM, BANGALORE-560 021, Represented by its Director **PRAMOD R KAMAT**, aged about 67 years, and hereinafter together called the LESSORS which term wherever the context permits shall mean and include their respective heirs, successors, executors, administrators and assigns etc on the ONE PART:

And

SRI VIDYA EDUCATIONAL TRUST, A Public Charitable Trust, and having its registered Office at No. 37, 1st Main Road, Ramachandrapuram, Bangalore-560 021 and represented its Trustee, **Smt. Pooja P Kamat**, aged about 59 years, w/o. Sri.Pramod R Kamat and hereinafter called the LESSEE which term wherever the context permits shall mean and include as Trustee, administrators, liquidators and assigns or any one claiming through or under them on the OTHER PART:

- WHEREAS the LESSOR herein is in possession and enjoyment of the RCC Building consisting of Ground , First, Second & Third Floor on site bearing No. 37, on 1st Main Road, Ramachandrapuram, Bangalore measuring about 19918 square feet which is more fully described in the Schedule Property and or Demised Premises.
- WHEREAS the LESSEE herein who are in need of space for running their School Operations have approached the LESSOR and offered to take on LEASE the Schedule Property.
- WHEREAS the LESSEE has agreed to take on LEASE the Schedule Property on the Terms and conditions set forth hereinafter.

Contd....2/-

4518
 1ನೇ ಪುಸ್ತಕದ _____ದ ಪುಟ _____ನೇ ಪುಟ
 ಓ.ಉ.ನೋ. ರಾಜಾಜಿನಗರ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
 Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ Sri Vidya Educational Trust Rep by its Trustee Smt. Pooja P Kamat , ಇವರು
 134610.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
Other Bank DD	134610.00	DD No. 375624 Dt 12-02-2018 Syndicate Bank Bangalore
ಒಟ್ಟು :	134610.00	

ಸ್ಥಳ : ರಾಜಾಜಿನಗರ

ದಿನಾಂಕ : 12/02/2018

12/02/18
 ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
 ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
 (ರಾಜಾಜಿನಗರ)
 ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

Designed and Developed by C- DAC ,ACTS Pune.

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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1ನೇ ವ್ಯಕ್ತಿಯಾದ ರಾ.ನೋ. ಮಹಾದೇವ ನೇ ಪುಟ
ರಾ.ನೋ. ಮಹಾದೇವನಿಗೆ

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

:: 2 ::

NOW THIS AGREEMENT OF LEASE WITNESSETH AS FOLLOWS:

1. The LESSOR hereby agrees to let and LEASE the Schedule Property and the LESSEE Agrees to take on LEASE the Schedule Property subject to the terms and conditions Contained herein in this agreement of LEASE.
2. The Duration of LEASE for Period upto 10th February 2048, effective from the 1st Day of FEBRUARY 2018. The right to renew the Lease rests with the Lessors exclusively. The Lease shall be at the terms mentioned herein for the period upto 31.03.2019 and thereafter the parties herein can arrive at mutual consent for the rents to be paid.
3. The LESSEE hereby agrees to pay the LESSOR every month, a sum of Rs. 150,000/- (Rupees One Lac Fifty Thousand only) from 1st February 2018 onwards Upto 1 year, thereafter the rent shall be an amount as may be agreed upon by both the parties mutually. However for the purposes of payment of stamp duty only, the rent shall be enhanced every year by 5% over and above Rs. 1,50,000/- (Rupees One Lac Fifty Thousand only). The rent will be re-negotiated with the consent of both parties, having regard to the number of students admitted/studying in the school.
4. The rent payable as per clause (3) supra be paid on or before 5th of every English Calender month, and for each day of delay the LESSEE shall pay interest at 12% p.a.
5. If the rent hereby reserved or any part thereof shall be in arrears for three months, After becoming payable or there shall be a breach of the covenants on the LESSEES'S Part herein contained it shall be lawful for the LESSOR to enter upon the Schedule Property Notwithstanding the unexpired period of LEASE.

Contd....3/-



Print Date & Time : 12-02-2018 04:36:23 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 4518

4518 4
1ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜಿನ _____ನೇ ಪುಟ
ಓ.ಉ.ನೋ. ರಾಜಾಜಿನಗರ

ರಾಜಾಜಿನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ರಾಜಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 12-02-2018 ರಂದು 03:44:00 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	Registration Fee	22440.00
2	ಸ್ಯಾನಿಂಗ್ ಫೀ	280.00
	ಒಟ್ಟು :	22720.00

ಶ್ರೀಮತಿ Sri Vidya Educational Trust Rep by its Trustee Smt. Pooja P Kamat ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ Sri Vidya Educational Trust Rep by its Trustee Smt. Pooja P Kamat			

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Sri Vidya Educational Trust Rep by its Trustee Smt. Pooja P Kamat , (ಬರೆಸಿಕೊಂಡವರು)			
2	Blow UP Fashion Pvt Ltd Rep by its Director Pramod R Kamat . (ಬರೆದುಕೊಡುವವರು)			

ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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1ನೇ ಪುಸ್ತಕದ 1ನೇ ಪುಟದ ಮೇಲೆ ಬರೆಯಬೇಕು
1st page of the 1st book

ಒ.ರಾ.ನೋ. ರಾಜಾಜಿಸಂಗರ

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

:: 3 ::

6. (a) The LESSEE has paid the rental Deposit of Rs. 500,000/- (Rupees Five Lacs Only) the receipt of which the LESSOR hereby acknowledges. The said a mount of deposit shall not carry any interest.

(b) The advance amounting to Rs.5,00,000/- would be returned to the LESSEE Immediately on the vacation or termination of the SCHEDULE PROPERTY by the LESSOR.

7. That after the expiry of the LEASE period, the Schedule Property shall be deemed To be in possession of the LESSOR and the LESSOR shall be entitled to re-enter Upon the schedule Property or on sooner determination of the LEASE for breach of any of the covenants of this LEASE deed. Upon the LESSEE delivering the Schedule Property, the LESSOR shall refund to the LESSEE the advanced amount after deducting the rents, and other charges due if any and also the cost of repair or damages to the Schedule Property.

8. The LESSEE hereby agrees to peacefully and quietly yield up the SCHEDULE PROPERTY to the LESSOR on the termination or the determination of the LEASE.

9. The LESSEE shall pay all direct charges for consumption of electricity and water As would be levied from time to time as per the consumption of the LESSEE by the concerned authorities.

10. The LESSEE shall take all precautions that are normally required in the course of Its utilizing the SCHEDULE PROPERTY.

11. The LESSEE shall use the SCHEDULE PROPERTY for the purpose of running a School only. The LESSEE shall not assign, let or sublet the premises to any third Party.

12. The LESSEE shall be responsible to restore the SCHEDULE PROPERTY on the Termination of this LEASE to the LESSOR in the same condition except normal Wear and tear.

13. The cost of the stamp duty if any on this LEASE agreement will be borne by the LESSEE exclusively. The agreement would be made in the presence of the LESSOR and one for the LESSEE respectively.

ಗುರುತಿಸುವವರು

4518 6
1ನೇ ಪುಸ್ತಕದ _____ ದಸ್ತಾ ವೇಚನ _____ ನೇ ಪುಟ
ಓ.ಉ.ನೋ. ರಾಜಾಜಿನಗರ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Dinesh No. 20, 2nd Cross, Nagadevanahalli Blore	
2	Rajkumar No. 701, 18th Main Road, Jnanabharathi lyt 2nd Block, Blore	

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು
ಸ್ವೀಕೃತ

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ RJN-1-04518-2017-18 ಅಗಿ ಸಿ.ಡಿ. ನಂಬರ RJND310 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 12-02-2018 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ 12/02/18 ಉಪ ನೋಂದಣಾಧಿಕಾರಿ ರಾಜಾಜಿನಗರ (ರಾಜಾಜಿನಗರ) ಉಪ ನೋಂದಣಾಧಿಕಾರಿ ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು	ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳ ಮೊಹರು The Seal of the Sub-Registrar Rajajinagar, Bangalore (ನಗರ) ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು
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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



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ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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1ನೇ ಪುಸ್ತಕದ 1578 ದಸ್ತಾವೇಜಿನ 8 ನೇ ಪುಟ : ರೂ. 2/-
(GST EXTRA)

:: 5 ::

SCHEDULE PROPERTY

All that Part & parcel of the Property bearing No. 37, Ist Main Road, Ramachandrapuram Bangalore-560021 along with a super built area of about 25697.5 sq feet on the Ground, First, Second and Third Floors together (consisting of GROUND, FIRST, SECOND & Third floors of RCC building) with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on the :

East by : 1st Main Road
West by : Conservancy
North by : Site No. 37
South by : Private Property

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS TO THIS AGREEMENT OF LEASE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES:

WITNESSES:

1. (K. RATKUMAR)
No. 401, 1st floor
Innovative left
Bengaluru
2. (DINESH)
No. 411, 1st floor
Innovative left
B.56

LESSOR

LESSEE

DRAFTED BY:

(K. RATKUMAR)
DW No. 54/2011-12