

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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ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

ಇದನ್ನು 14/04/2024 ರಂದು 557 ಸಂಖ್ಯೆಯಲ್ಲಿ ದಸ್ತಾವೇಜಿಸಿರಲಾಗಿದೆ.

LEASE AGREEMENT

This Lease Agreement is made and entered on this the 19 th Day of April
Two Thousand Twenty Four (19/04/2024) at Maddur,

BY AND BETWEEN:

Sree. Arun Kumar H S
s/o Sri. Siddegowda,
Aged about 42yeras,
Having its registered address at
No 133, Biddarahosahalli
Biddarahalli post,
C A kerehobali, Maddur Taluk,
Mandya District -571422
Aadhar No: 600806726650

Here in after referred to as the **LESSORS** or the **PARTY OF THE FIRST PART**
(Which term shall, wherever the context admits or permits mean and include heirs,
assigns and successors): **ON THE FIRST PART;**

Nagaveni.T

Arun Kumar H S

Handwritten signature and text in Kannada script.

Handwritten signature.



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Sri.NAGAVENI T W/o ARUN KUMAR H S ಇವರು ₹21,000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	21,000.00	Online Challan Reference Number RG0424000008256860 Dated:19/04/2024
Total:	21,000.00	

ಸ್ಥಳ : ಮದ್ದೂರು

ದಿನಾಂಕ: 19/04/2024

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ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳ ಯುಕ್ತ ಅಧಿಕಾರಿ
ಮದ್ದೂರು

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
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-2-

And

S V EDUCATIONAL AND CHARITABLE TRUST

Bidarahosahalli village
Bidarahalli post
MadduruTq
MandyaDt- 571422
Karnataka state

Represented by its Chariman Authorized signatory;

Smt. Nagaveni T
w/oArun Kumar H S
Aged about 37 years,
Bidarahosahalli village
Bidarahalli post
Madduru Tq
Mandya Dt - 571422
Aadhar No. 7373 2485 5484

Here in after referred to as the **LESSEE** or the **PARTY OF THE SECOND PART** (which term shall, wherever the context admits or permits mean and include his heirs, assigns and successors): **ON THE SECOND PART;**

Nagaveni T

[Signature]

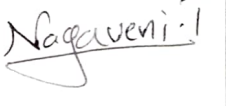
82: 557
ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- MDR-1-00557-2024-25

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- MDR-1-00557-2024-25

ಮದ್ದೂರು ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 19/04/2024 ರಂದು 04:45:03 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

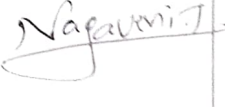
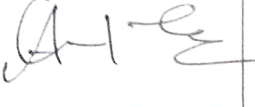
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	3,500.00
2	ಸೇವಾ ಶುಲ್ಕ	490.00
3	ಹೆಚ್ಚುವರಿ ನೋಂದಣಿ ಶುಲ್ಕ	3,500.00
	ಒಟ್ಟು	7,490.00

Sri.NAGAVENI T W/o ARUN KUMAR H S ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Sri.NAGAVENI T W/o, ARUN KUMAR H S , 37, Resident of: , BIDARAHOSAHALLI VILLAGE CIKKARASINAKERE HOBLI, Maddur, MANDYA, KARNATAKA - 571422 (Presenter)		 Left Thumb	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಮದ್ದೂರು

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Sri.NAGAVENI T W/o ARUN KUMAR H S, , 37, Resident of: , BIDARAHOSAHALLI VILLAGE CIKKARASINAKERE HOBLI, Maddur, MANDYA, KARNATAKA - 571422 (Claimant)		 Left Thumb	
2	Sri.ಅರುಣ್ ಕುಮಾರ್ ಹೆಚ್ ಎಸ್ S/o , 43, Resident of: , ಬಿದರಹೊಸಹಳ್ಳಿ, Maddur, MANDYA, KARNATAKA - 571422 (Executant)		 Left Thumb	

ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಮದ್ದೂರು

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.3/- ದಸ್ತಾವೇಜಿನ ಸಂಖ್ಯೆ 557
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

-3-

Possession, occupation and enjoyment of the property and building bearing in Survey No.163/1 & 163/2 1) **katha No:2274 PID No: 152100203100120558**, And the Measuring of East-west 80.772+82.296 mtrs North-South 68.1228+52.578 mtrs And The Totally Measuring Of Vacant Area 4920.61 sq. Mtrs situated at "Manigere village Bharathinagara grama panchayath, C A kere Hobali Maddur Tq, Mandya District – 571422, Karnataka

2) **katha No:2274/1 PID No: 152100203100120559**, And the Measuring of East-west 93.8784+94.488mtrs North-South 50.9016+60.6552mtrs And The Totally Measuring Of land 5253.39 sq. Mtrs And the Buidup Area 886.02 SQ mtrs situated at "Manigere village Bharathinagara grama panchayath, C A kere Hobali Maddur Tq, Mandya District – 571422, Karnataka

WHEREAS, the Lessee has approached the Lessors and requested them to let having area of 10174 sq. Mtrs to run Educational Institutions for the purpose the Trust Registered in name S V EDUCATIONAL AND CHARITABLE TRUST for a period upto 30 (Thirty years) only. It does not exceeds 30 (Thirty Years), which is more fully described. The above said Trust Registered in the name of the **S V EDUCATIONAL AND CHARITABLE TRUST**. Registered At Sub Register, Madduru Reg No: B K IV – 151/ 2017-18 Registered Date: 18-11-2017

Here under and here in after called as the schedule premises, under the following mutually agreed terms and conditions;

Neelavarni.T

Handwritten signature

ಗೃಹ ಸಚಿವರು
ಮಾನ್ಯರು

3	Sri. ಅರುಣ್ ಕುಮಾರ್ ಹೆಚ್ ಎಸ್ S/o 43, Resident of ಬಿದರಹಳ್ಳಿ, Maddur, MANDYA, KARNATAKA - 571422 (Exculant)		 Left Thumb	
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ಶಿಕ್ಷಣಿ ಸಿ.ಸಿ.
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಮದ್ದೂರು

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address
1	Rajashekar S/o Marigowda (Identifier)	Arekaldoddi, Maddur, MANDYA, KARNATAKA - 571428
2	Gowtham S/o Kumar (Identifier)	Marasinganahalli, Maddur, MANDYA, KARNATAKA - 571428

ಶಿಕ್ಷಣಿ ಸಿ.ಸಿ.
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಮದ್ದೂರು

ಶಿಕ್ಷಣಿ ಸಿ.ಸಿ.
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಮದ್ದೂರು

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ್ MDR-1-00557-2024-25 ಆಗಿ ದಿನಾಂಕ 19/04/2024 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ. ಶಿಕ್ಷಣಿ ಸಿ.ಸಿ. ಉಪನೋಂದಣಾಧಿಕಾರಿ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು ಮದ್ದೂರು
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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ದಸ್ತಾವೇಜಿನ ಸಂಖ್ಯೆ 157
ದಸ್ತಾವೇಜಿನ 7 ನೇ ಮಹಡಿ

-4-

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:-

WHEREAS accordingly the parties here to have agreed to commence the lease with effect from 25-4-2024 for the purpose of rent.

Lease Term:

The period of lease, for the purpose of rent, under this lease agreement is Thirty years only ie. **From 19-04-2024 to 19- 4-2054 Upto 30 (Thirty Years) only. It does not exceeds 30 (Thirty years).**

Monthly Rental:

- In consideration the LESSEE has agreed to pay a monthly rentals of Rs. 25,000/- (Rupees Twenty Five Thousands only).
- The lessee has agreed to pay their share of building maintenance activities such as lift operation and AMC, electricity charges for common area lighting and water pumping to overhead tank and water charges.
- The LESSEE shall pay the applicable GST (Goods and Services Tax) in addition to the Monthly rental.
- The monthly rentals shall be paid by the 1st day of the succeeding month.
- The aforesaid Lease rent shall be increased to 10% at the end of every two year on the last month rent paid at the end of every two year.

Nagaveni T

AI

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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ದಸ್ತಾವೇಜಿನ ಸಂಖ್ಯೆ 557
ದಸ್ತಾವೇಜಿನ ಸಂಖ್ಯೆ 8

-5-

PAYMENT OF STATUTORY TAXES:

The Lessee is responsible to pay all the statutory taxes including cess related to the rent, except the property tax, as may be levied by the concerned public authorities from time to time in respect of the Leased Premises.

LIABILITY FOR OTHER CHARGES:

The Lessee is responsible to pay all the charges such as power charges including the charges for the operational cost of the stand by generator, water charges during the lease term or early termination thereof. The Lessee shall pay all such charges to the concerned authorities within the due dates.

LIABILITY FOR OTHER CHARGES:

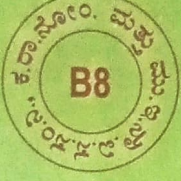
The Lessee is responsible for the upkeep and maintenance of the Leased Premises at their own cost other than normal wear and tear.

Nagaveni.T

A. H. E.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ. ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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9 ನೇ ಮಹಡಿ

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INTERST FREE SECURITY DEPOSIT:

The Lessee has deposited with the Lessors, an Interest Free Security Amount in respect of the schedule premises of a sum of Rs. 50,000/ (Rupees Fifty Thousand only) in the following manner; Rs. 50,000/- (Rupees Fifty Thousand only) paid by way NEFT on 19/04/2024 at K M Doddi

The LESSORS shall return the interest free security amount Rs. 50,000/- (Rupees Fifty Thousand only) to the LESSEE upon termination of the lease and vacating the leased premises. The LESSEE shall return the leased premises in a peaceful manner.

OTHER TERMS AND CONDITIONS:

It is specifically agreed that if there were to be any damages of the Leased premises directly attributable to the lessee's activities, the same shall be repaired by the Lessee at its own cost.

It is specifically agreed that the LEASED PREMISES shall be used by the LESSEE used for the purpose of carrying on the business of Lessee. The LESSEE shall not use the LEASED PREMISES for carrying out any activity, which is illegal, unlawful or opposed to public policy.

Nagavani.T

[Signature]

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 LESSEE is entitled, at its own cost and expenditure, to secure additional power and telephone and related connections. The LESSEE shall maintain these facilities at its own costs.

The LESSEE shall hand over all the fixtures and fitting provided by the LESSORS to the LESSORS at the end of the lease term.

The LESSEE shall not sublet, lease out or assign the let out property or part with the possession of scheduled premises to any other person or persons, if any violation is notices by the land lord(LESSORS), he is at liberty to take action and terminate the tenancy.

If The LESSEE fails to pay the monthly rent for two consecutive months on the agreed date or commits breach of any other terms and conditions of this agreement, the LESSORS shall be entitled to terminate the lease and re- enter upon the leased Premises after giving two months notice in writing to the Lessee. The LESSEE has agreed to pay 12% interest per annum on the arrears of rent if any.

Nogavuni T

A. H. E.

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ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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SETTLEMENT OF DISPUTES, IF ANY:

In the event of any dispute of disputes arising out of this lease agreement, the same shall be settled as per law by the competent judicial authority within Karnataka.

CUSTODY OF LEASE DEED:-

That the original of this Lease Agreement shall be with the Lessee and the copy of the same shall be with the Lessor.

SUB – LEASE:-

The LESSEE shall be entitled to license, lease, sub – lease, its leasehold interest in the schedule property and the building built by it thereon, part with possession of the whole part thereof, subject to the terms and conditions of this Lease Deed

It is agreed that, any Sub – Lessees under the LESSEESS, does not deserved and right to approach Court of Law against the LESSOR, in case of any default by the LESSEES & LESSORS with regard to the terms and conditions of the Sub – Lease.

RE – PAINT OF THE SCHEDULE PREMISES:-

That the Lessee shall re – paint the schedule premises before vacating the same. That the Lessee shall also pay the cleaning charges at the time of vacate. However the Lessee shall vacate the schedule premises without any damages to the schedule premises and handed over the same to the Lessors at the time of vacating the same.

Nagavani T

A. E.

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

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INSPECTION SCHEDULE PREMISES:-

That the Lessors and their authorized agents are entitled to inspect the schedule premises without prior information to the Lessee, during the business hours.

SCHEDULE PREMISES

All that piece and parcel of the commercial (converted for Educational purpose) property bring **katha No:2274 PID No: 152100203100120558**, Totally measuring an extent of 4920.61 sqmtrs which is carved out of converted land in Sy no 163/1 approved by ನಗ್ರಾಯೋಪನಿರ್ದೇಶಕರಿಂದ/ವಿನಾ/4747/03/485/2024-25/4, ದಿ: 05-04-2024 situated at "Manigere village Bharathinagaragramapanchayath, C A kereHobaliMaddurTq, Mandya District - 571422, Karnataka and the same is bouded on the;

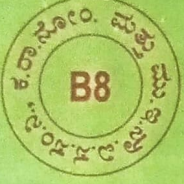
East by : Road
West by : S no 163/4 Siddegowdás land
North by : BidarahosahalliRoad
South by : Arunkumar H Ss School building

Nagavini.T

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

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All that piece and parcel of the commercial (converted for Educational purpose) property **katha No:2274/1 PID No: 152100203100120559**, And the Measuring of East-west 93.8784+94.488 mtrs North-South 50.9016+60.6552 mtrs And The Totally Measuring Of land 5253.39 sq. Mtrs which is carved out of converted land in Sy no 163/1 approved by ನಗ್ರಾಯೋಸನಿಮಂ /ವಿನಾ/4747/03 /484/2023-24 /5358, ದಿ: 26-03-2024 situated at "Manigere village Bharathinagara grama panchayath, C A kere Hobali Maddur Tq, Mandya District – 571422, Karnataka and the same is bouded on the;

East by : Road
West by : S no 163/4 Siddegowdás land
North by : Arunkumar H S's Land
South by : Ankegowdás Land

Agaveni

Al

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘರ ಉಪಯೋಗಕ್ಕೆ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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WITNESS WHEREOF, both the Lessors and Lessee have set their hands with their free will and consent to this deed of Lease Agreement on the day, month and year first above written before the witnesses.

Witness:

1. Rota Shrinani SW Marigowdu
Arekuru Dadi
2. Gowtham. mile slo Kumar
Marasrayachall

LESSOR

Arunkumar H S

(Signature of Arunkumar H S)

S. V. EDUCATIONAL AND CHARITABLE TRUST

Represented by its Chairman and Authorized Signatory.

(Signature of Smt. Nagaveni T)

Smt. Nagaveni T

(Signature of M. P. Prabhakara)
M. P. Prabhakara, B.A., LL.B.
Advocate,
Roll No. KAR 1820/04
Shadi Mahal Complex
near Court, MADURAI