

LEASE AGREEMENT (CONVERTED VACANT LAND)

This "**AGREEMENT OF LEASE OF VACANT LAND**" entered into on this **30th Day of SEPTEMBER of TWO THOUSAND TWENTY-FOUR** at Hosakote Taluk, Bengaluru Rural District, **BETWEEN:**

1. SHRI. G. VENKATESH S/o Gopalappa

Aged about **41** Years

Adhaar:3245 5803 6356

2. SMT: PUSHPA, W/o G. Venkatesh

PAN: FVWPP1273G

Aged about **34** years

Both the parties residing at Korluru Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District - 562114

Hereinafter referred to as the "**LESSOR/OWNER**", which expression shall, wherever the context so requires or admits, SHALL mean and include his legal heirs, executors, administrators and assignees);

AND:

venkatesh

2024-25

For Sri Balaji Educational Trust

R. R. Bhat
Secretary

For Sri Balaji Educational Trust

J. N. Reddy
President

2 11604 12024-25

ದಸ್ತಾವಣೆ 2 ನೇ ನುಂ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Mr.VENKATESHA G S/o GOPALAPPA ಇವರು ₹19,200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಷ್ಟಿಕರಿಸಲಾಗಿದೆ.

| ಪ್ರಕಾರ | ಮೌತ್ರ (ರೂ.) | ಹಣದ ಪಾವತಿಯ ವಿವರ |
|-----------|-------------|--|
| E-Payment | 19,200.00 | Online Challan Reference Number RG0924000012285411 Dated:27/09/2024 |
| Total: | 19,200.00 | |

ಸ್ತುಳೆ : ಹೋಸಕೋಟೆ

ದಿನಾಂಕ: 30/09/2024

ಉಪನ್ಯಾಸಕಾರಿ
ಉಪನ್ಯಾಸಕಾರಿ
ಉಪನ್ಯಾಸಕಾರಿ



SRI BALAJI EDUCATIONAL TRUST®

Represented by its Trustee's

1. **SRI. P. N. RAGHAVA REDDY** S/o Narayana Reddy

Aged about 41 Years

Secretary - Sri Balaji Educational Trust

Adhaar: 5967 1436 5105

2. **SMT. INDIRA. A** W/o P. N. Raghava Reddy

Aged about 34 Years

President: Sri Balaji Educational Trust

Adhaar: 4554 0916 5998

Both residing at Narayana Reddy Building, Near Water Factory, Immadihalli, Bangalore North Taluk, Bangalore-**560066** (hereinafter referred to as the "**LESSEE**", which expression shall, wherever the context so requires or admits, shall mean and include its executors, administrators and assignees successors in interest).

1. WHEREAS the Lessor is the owner in possession of all the piece and parcel of converted lands as per the conversion order no and dated with respective measurement as a compact block of land as mentioned in below table,

Venkatesh. Sriniv

For Sri Balaji Educational Trust

For Sri Balaji Educational Trust

S. Nadr
President

Secretary

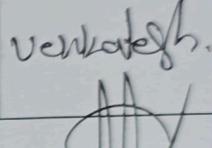
ದಾಖಲೆ ನಿರ್ದಿಷ್ಟ
ದಾಖಲೆ ನಿರ್ದಿಷ್ಟ

ದಸ್ತಾವೆಜು ಸಂಖ್ಯೆ :- HSK-1-11607-2024-25

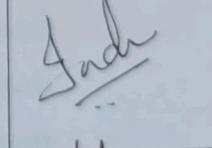
ಹೋಸಕೋಟೆ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 30/09/2024 ರಂದು 11:56:06 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ
ಶುಲ್ಕಗಳಾಗಿ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ | ₹ ರೂ.ಕ್ಕೆ |
|-------------|--------------|-----------|
| 1 | ನೋಂದಣಿ ಶುಲ್ಕ | 3,200.00 |
| 2 | ಸೇವಾ ಶುಲ್ಕ | 700.00 |
| | ಒಟ್ಟು | 3,900.00 |

Mr.VENKATESHA G S/o GOPALAPPA ಇವರಿಂದ ಹಾಜರು ಮಾಡಲು ಟೈದೆ.

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೋ | ಹಂಚಿಕೆನ ಗುರುತು | ಸಹಿ |
|-------------|---|--|---|---|
| 1 | Mr.VENKATESHA G S/o, GOPALAPPA , 41, Resident of: NADUVATTHI VILLAGE, KORLUR POST KASABAHOBLI, Hosakote, BENGALURU RURAL, KARNATAKA - 562114 (Presenter) |  |  Left Thumb |  |

ದಸ್ತಾವೆಜು ಬರದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೋ | ಹಂಚಿಕೆನ ಗುರುತು | ಸಹಿ |
|-------------|--|--|---|---|
| 1 | Mr.RAGHAVAREDDY S/o NARAYANA REDDY , , 43, Resident of: Narayana Reddy Building, Near Water Factory, Immadihalli, , Bengaluru North, BENGALURU URBAN, KARNATAKA - 560066 (Claimant) |  |  Left Thumb |  |
| 2 | Mrs.INDIRA REDDY A W/o RAGHAVAREDDY P N , , 34, Resident of: Narayana Reddy Building, Near Water Factory, Immadihalli, , Bengaluru North Taluk, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560066 (Claimant) |  |  Left Thumb |  |

ಉವ್ವ ನೋಂದಣಾರ್ಥಿ
ಹೋಸಕೋಟೆ

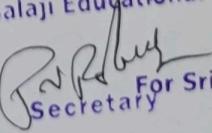


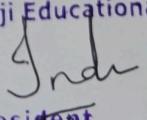
| Sl. No. | Sy No. | Extant | Conversion Order No | Dated |
|---------|--------|---------|---------------------|----------|
| PA | 74/12 | 0.5. G | 684037 | 9-9-2024 |
| PB | 77/2 | 0.3 G | 684040 | 9-9-2024 |
| PC | 77/7 | 01.0 A | 684027 | 9-9-2024 |
| PD | 74/3 | 0.12.04 | 684041 | 9-9-2024 |

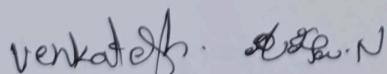
Total combined area measuring **1 Acre 20.04 Guntas / 65,383.56 Square Feet / 6074.3314 Sqmts** situated at Korluru Village, Kasaba Hobli, Hosakote Taluk, Bengaluru Rural District City District-562114, which is more fully described in the Schedule hereunder and hereinafter referred to as the **“SCHEDULE PROPERTIES A, B C & D”** with respective boundaries as mentioned in the schedules herein.

2. **WHEREAS** the Trustees of **“Sri Balaji Educational Trust”** being an educational trust registered as Trust under registered Trust Deed Vide Document no. **15/2016-17** dated **06-04-2016** with an objective of providing education to all sections of community and promote comparative studies in linguistics by constructing a well-designed school structured building in the said vacant suit to build land available owned by the Owners placed a request to Lease the said properties.

For Sri Balaji Educational Trust


Secretary


President


Venkatesh. A.S.N

R
11607 1/2024-25

ದಸ್ತಾವ್ಯಾಪಕ

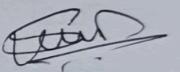
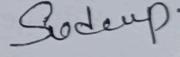
6

ನೀತ್ಯ

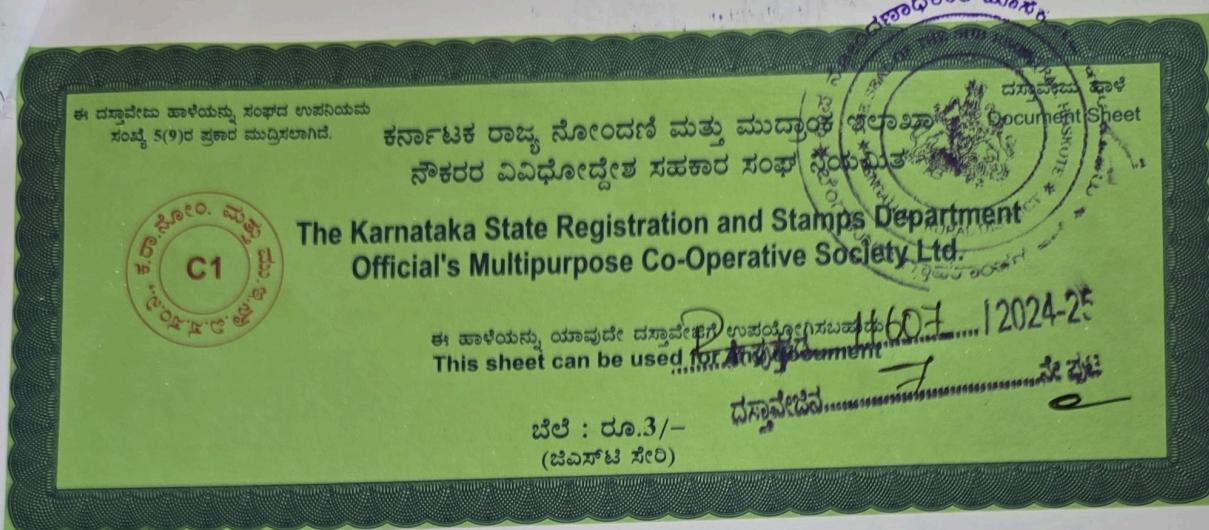
| | | | | |
|---|--|--|---|-------------------------|
| 3 | Mr.VENKATESHA G S/o GOPALAPPA, 41, Resident of: NADUVATTHI VILLAGE, KORLUR POST KAŞABAHOBLI, Hosakote, BENGALURU RURAL, KARNATAKA - 562114 (Executant) |  |  | Left Thumb Venkatesh |
| 4 | Mrs.PUSHPA W/o VENKATESHA G, 34, Resident of: NADUVATTHI VILLAGE, KORLUR POST KASAB AHOBLI, Hosakote, BENGALURU RURAL, KARNATAKA - 562114 (Executant) |  |  | Left Thumb Pushpa N |

ಉತ್ತಮ ಸೇವೆಗಾಗಿ ಕಾರ್ಯ ಮಾಡಿ
ಹೆಸರು ಕೊಡಿ

ಗುರುತಿಸುವವರು

| SR.No | Identifier Name | Address | ಸಹಿ |
|-------|--|--|---|
| 1 | SAMEERAJ S/o LATE B JAYATHEERTHA (Identifier) | 36, Brahmin Street ,Hosakote Town, Hosakote, BENGALURU RURAL, KARNATAKA - 562114 |  |
| 2 | SUDEEPM S/o MUNIYAPPA (Identifier) | DANDUPALYA VILLAGE,KASABA HOBLI, Hosakote, BENGALURU RURAL, KARNATAKA - 562114 |  |

ಉತ್ತಮ ಸೇವೆಗಾಗಿ ಕಾರ್ಯ ಮಾಡಿ
ಹೆಸರು ಸೇರಿಸಿ



3. **WHEREAS** pursuant to the request of the Lessee, the Lessor has agreed to grant the lease, the Lessee has agreed to take on lease from the Lessor the land which is more fully described in Schedule written hereunder and hereinafter referred to as "**THE SCHEDULE PROPERTIES**" to start an educational institution under the name of "**EARLY FOUNDATION INTERNATIONAL SCHOOL**". A unit of Sri Balaji Educational Trust.

4. That pursuant to the request of the Lessee, the Lessor submitted an application under Section **95(4)** and as per the Terms and Conditions under **Section 95(7)** of Amended Rules of Land **Revenue Act 1966**, by making the payment of conversion Fees and charges as per **Rule 107(1)** for the conversion of the land and on behalf of the Lessor/Owner the Lessee shall presume that the land is deemed to have been converted for **Educational Institution (School/College)** purposes.

NOW THIS AGREEMENT OF LEASE WITNESSES THAT:

In consideration of the above and of the mutual covenants of the Parties hereto, the Lessor hereby grants and the Lessee hereby accepts the lease of the **SCHEDULE PROPERTIES** on the following terms and conditions:

For Sri Balaji Educational Trust

Venkatesh. C. N.

R. R. S. Secretary Sri Balaji Educational Trust
Sri Balaji Educational Trust
President

8 11603 12024-25

ದೇಸಾರ್ವೇಷನ್ 8 ಸೆಪ್ಟೆಂಬರ್



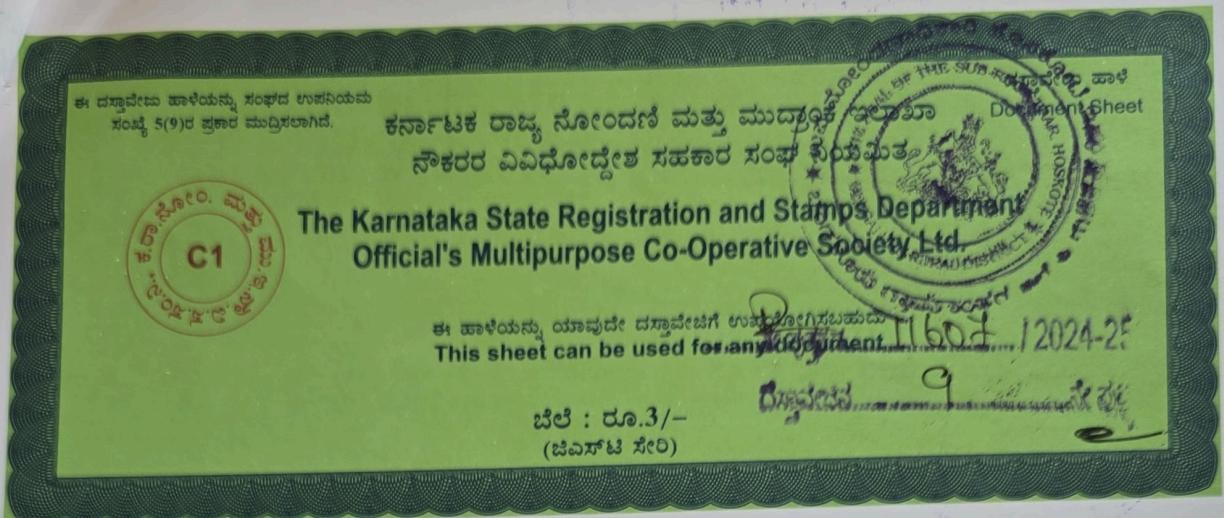
1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು

ನಂಬರ್ HSK-1-11607-2024-25 ಏಗಿ

ದಿನಾಂಕ 30/09/2024 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯಾನಾನ್ ಮಾದರಿಯಲ್ಲಿ /

ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋರ್ಟಿನಲ್ಲಿ ಆಖಿಯಿದೆ.

ಉಪಕ್ರೋಧಕಾರಿಗಳಿಗೆ



1. PURPOSE OF LEASE:

The grant of the said vacant land for lease by the Lessor to the lessee in respect of the **Schedule Properties** is for the purpose of establishment of **School and College** on which the **LESSEE** herein have built the required structured building with **RCC** roof and containing Class Rooms, Staff Office Room, and Wash Rooms along with the facility of Playground and the cost for the said school facility structure is borne by the **LESSEE** Only, and the said educational institution is established under the name as "**EARLY FOUNDATION INTERNATIONAL SCHOOL**". A unit of **Sri Balaji Educational Trust**.

2. PERIOD OF THE LEASE:

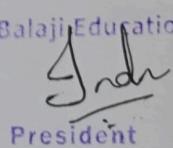
The period of this Lease shall be for **(30) THIRTY YEARS** from this **24th day of September 2024 (24-09-2024) to 24th day of September 2054 (24-09-2054)** which may be renewed at the option of the Lessee and Lessor for further period, on such mutually agreeable terms as may be agreed at the time of renewal, by both the parties, by executing and registering separate Lease Agreement.

3. RENT AND ADVANCE

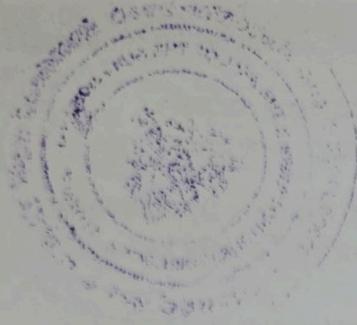
For Sri Balaji Educational Trust

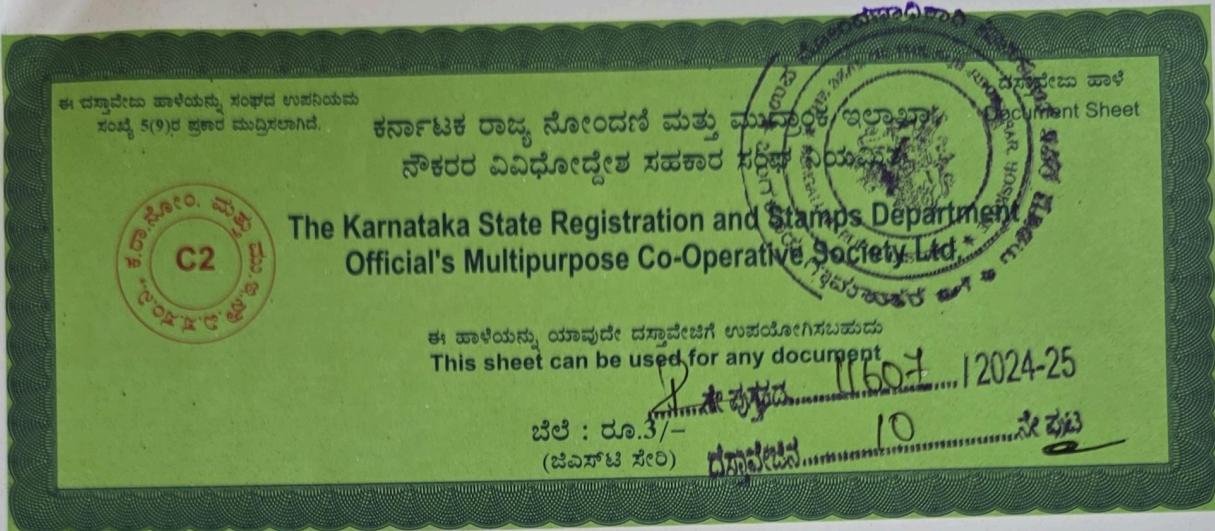

Secretary

For Sri Balaji Educational Trust


President


Venkatesh . R.S.N





The rent payable by the Lessee to the Lessor for the Schedule Properties shall be **Rs. 2,00,000/- (Rupees Two Lakhs)** only annually by way of transfer to the account of Lessor, for the total extant of vacant land leased out by the owner for the said period of Lease in this agreement.

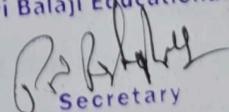
That the Lessee has paid a sum of **INR 4,00,000/- (Rupees Four Lakhs Only)** by way of Cash in two instalments equally to the LESSOR as interest free rent advance, the receipt of which is hereby acknowledged by the **LESSOR** by these presents.

The **ANNUAL** rent shall be paid at once annually by crediting the same to the Lessor's Bank Account the details of which may be furnished by the Lessor from time to time. On mutual agreement between Lessor and Lessee, the rent hereby reserved shall be paid without any enhancement and the same at the end of **Every Year(s)** hereby agreed. If the Lessee delays the payment of rent by due date of every month, for any reason, the same shall be paid by adding the interest at the rate **3%** for the said delayed period.

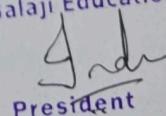
4. GENERAL TERMS

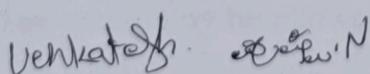
In consideration of the rent herein agreed as payable to Lessor being paid by the Lessee regularly and on complying other terms and conditions and covenants by the Lessee, the Lessee shall

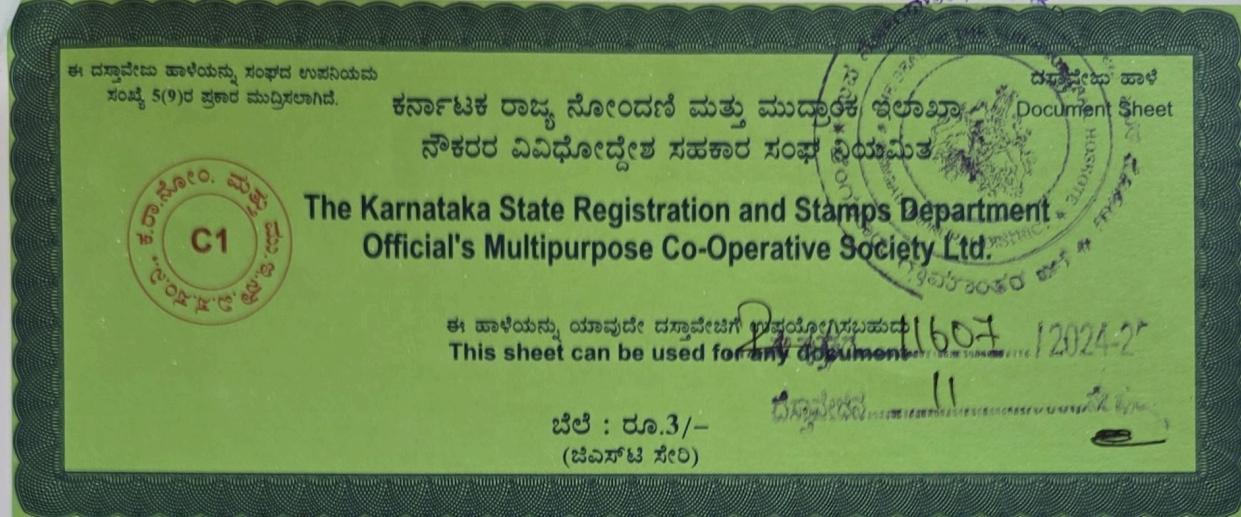
For Sri Balaji Educational Trust


Secretary

For Sri Balaji Educational Trust


President





peacefully possess and enjoy the SCHEDULE PROPERTIES during the lease period without any interruption by the Lessor.

The Lessor shall allow the Lessee or its representatives to conduct survey and other related work. The Lessor has no objections for the Lessee to establish the Educational Institution under the said name herein which is the purpose of the grant of this lease and to that effect the Lessee entering into any agreement/s, deeds with companies, individuals', developers /third party etc.in respect of the SCHEDULE PROPERTIES

The Lessor has no objections for the Lessee or its representatives for installation of equipment's, etc. required for the usage of School and necessary power in the SCHEDULE PROPERTIES and all work relating to thereto including but not limited to laying poles, wires, Sewage Pipes, etc.

5. EVENT OF SALE, ACCEPTANCE OF LEASE BY THE NEW OWNER.

In the event of the owners transferring their rights/interest in any manner during the existence of the lease to any other person, the same may be allowed without affecting the rights of the

Venkatesh. R. S. M.

For Sri Balaji Educational Trust

For Sri Balaji Educational Trust
Secretary

For Sri Balaji Educational Trust
President



Lessee under the Lease Agreement in any manner and the owners/ purchasers/transferees shall inform the Lessee about the acquiring of the right/interest in respect of the leased property and on receipt of such information, the Lessee shall accept such new purchaser's/transferee's ownership of the land and obtain a written confirmation from such new owner/purchaser/transferee to the effect that he will be bound by the terms of the Lease Agreement.

In the event of the owners transferring their rights/interest to any other person, the same may be informed to the Lessee and the Lessor shall ascertain and obtain all the necessary documents from the transferee to the effect that the transferee will be bound by the terms and conditions of the Lease Agreement for the balance period of the lease or for using the said documents for renewal of the lease for the balance period.

During the subsistence of the lease, the Lessor shall not carry any activity, in the Schedule properties, other than those agreed in this agreement;

The change in the legal status of the Lessee shall not affect the terms and conditions of this Agreement.

Venkatesh. Gopal

For Sri Balaji Educational Trust

Prabhakar
Secretary

Sri Balaji Educational Tr
Gopal
President



The original Lease Agreement shall be with the Lessee and the copy of the same will be with the Lessor.

In the event of any dispute in respect of the land, the Lessee shall deposit the rent in the concerned civil court. In the event of retention of the rent with the Lessee, the Lessee shall be pay the same together with interest thereon at the rate ___% for such period.

The Lessee shall not offer or create any charge or encumbrance by offering the same as by way of mortgage, security, etc. in favour of any Banks or financial institutions in respect of the loans or advances or any other financial facilities that may be availed by the Lessee.

The owners shall pay the land tax/revenue in respect of the lands.

6. PAYMENT OF STAMP DUTY AND REGISTRATION

CHARGES:

The stamp duty and other registration charges, as applicable for this Agreement of Lease shall be paid by the Lessee.

Verlages. C. N.

For Sri Balaji Educational Trust

For Rebecca
Secretary

Balaji Educational Trust
S. N. S.
President



7. FORCE MAJEURE:

Whereas it is also agreed and understood between the parties that in case of any mishap due to fire, earthquake, strike, floods, tempest, war, riot, civil war or civil commotions, mob violence, civil disturbance, act of God or on account of terrorist attack, the Lessor shall not be liable for any loss or damage that may be occasioned to the Lessee/its merchandise.

8. ADDRESSES FOR CORRESPONDENCE, ETC

Any notice and/or communications between the Parties shall be deemed to be sufficient, if delivered by hand under acknowledgement or sent by registered post acknowledgement due to the following address or the address that may be intimated in writing to the Lessee by the Lessor from time to time as mentioned below:

Sri. Raghava Reddy, Secretary – Sri Balaji Educational Trust
 Narayana Reddy Building, Near Water Factory,
 Immadihalli, Bangalore North Taluk, Bangalore-560066

Venkatesh. Venk

For Sri Balaji Educational Trust

Raghava Reddy
 Secretary

For Sri Balaji Educational Trust

Jndr
 President

ಕರ್ನಾಟಕ ಹಾಳೆಯನ್ನು ಸಂಖ್ಯಾತ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ ೫(೨)ರ ಪ್ರಕಾರ ಮುದ್ರಿತಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ / Document Sheet
ನೋಕರರ ವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಖ್ಯೆ ನಿಯಮಿತ



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

ಕರ್ನಾಟಕ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಲಾಗಿದೆ.
This sheet can be used for any document.

11697 12024-25

ಚಿಲೆ : ರೂ.೩/- ದಾಖಲೆಗೆ
(ಒಂದು ಸೀರಿ)

15

9. LESSOR'S DUTIES, COVENANTS AND OBLIGATIONS

The Lessor hereby covenants with the Lessee that the Lessee paying regularly the rents hereby reserved and performing and observing all the covenants of the Lessee herein contained, shall be entitled, during the subsistence of this lease to enjoy the SCHEDULE PROPERTIES without let, hindrance or interference from the Lessor or any other person/s claiming through or under him; Still, in the event of the Lessee restrained from enjoying the peaceful possession of the SCHEDULE PROPERTIES or on account of any action by the Government during the period of lease and in the event of dispossession of the Lessee from the SCHEDULE PROPERTIES or any portion thereof forcibly, due to any default of the Lessor, the Lessor shall make good the reasonable loss that may be suffered by the Lessee.

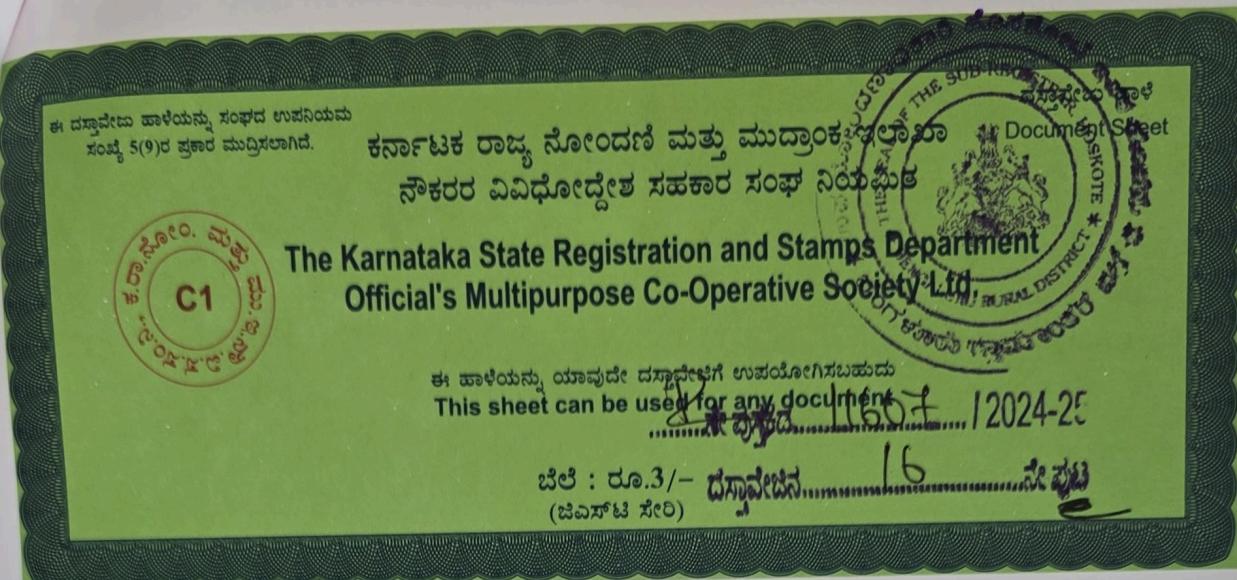
The Lessor shall offer necessary support and co-operation to the Lessee in its process to obtain required permission/s, approval/s, clearances, etc., from any Statutory Authority or other Local Bodies for the purpose of obtaining and licence, permissions, etc., for installation of power plant. However, obtaining such permission/s, approval/s, clearances, etc., shall be the sole responsibility of Lessee.

Venkatesh. A. D.

For Sri Balaji Educational Trust

R. Balaji
Secretary

For Sri Balaji Educational
President



10. LESSEE'S COVENANT AND OBLIGATIONS

The Lessee hereby covenants with the Lessor as under: **(a)** The SCHEDULE PROPERTIES shall be utilised for the purpose referred to in Purpose Clause above; **b)** The Lessee shall pay the rents (as per Clause (3)) regularly and promptly;

11. TERMINATION AND RE-ENTRY

The Lease shall be determinable under all or any of the following circumstances, namely –

- i)** By Efflux of time;
- ii)** In the event of breach by either party of the terms, conditions and covenants hereof;
- iii)** If the Scheduled Premises or any part thereof is severely damaged or destroyed due to any unforeseen circumstances or civil commotion, act of God, etc., and these damages be not restored to by the **LESSOR** within a reasonable time or if the demised premises is acquired compulsorily by any authority;
- iv)** After the expiry of lease period, the Lessee shall handover the land to the Lessor if and only the lessor agrees to pay the value of the building based on the estimate price estimated by

Venkatesh. N

For Sri Balaji Educational Trust

For Sri Balaji Educational Trust,
Secretary

President



the engineer appointed mutually by both the parties herein
(subject to normal wear and tear).

12. VARIATION:

The Lessor and the Lessee hereto acknowledge that this agreement supersedes all prior communications between them including all oral or written proposals. Any variation, addition and modifications of this agreement between the parties shall be valid only if in writing by the Lessor and Lessees authorized representative.

13. ARBITRATION:

Any disputes or differences arising between the Parties hereto as to the effect, interpretation or application any of the clauses of this LEASE AGREEMENT or as to their rights, duties or liabilities thereunder, or as to any act, matter or thing arising out of, or consequent to, or in connection with this LEASE AGREEMENT shall be referred to and resolved by Arbitration by referring the same for arbitration to any retired District Judge and shall be resolved finally at his arbitration under Arbitration and Conciliation Act 1996 and its Amendments or any other Enactment.

For Sri Balaji Educational Trust

Venkatesh. B. N.

For Sri Balaji Educational Trust
Secretary
J. Indu
President



The Arbitration proceedings shall be held at Jurisdiction Courts of Bangalore, Bangalore Rural Karnataka and shall be in English/Kannada Language.

14. LAW OF GOVERNANCE

This **LEASE AGREEMENT** shall be governed by the laws of India. The Courts at Bangalore, and Bangalore Rural Karnataka alone shall have the jurisdiction to entertain and or try any dispute arising out of or in connection with or in relation to the terms of this **LEASE AGREEMENT**.

A SCHEDULE PROPERTIES

All that piece and Parcel of the Property bearing converted **Sy. No. 74/12** totally Measuring **0.05. Guntas** situated at Korluru Village, Kasab Hobli, Hosakote Taluk, Bengaluru Rural District Bounded by.

EAST : Natraj and Kondappa Land

WEST : Public Road

NORTH : Chandrappa Land in Sy. No. 77/1

SOUTH : Gopalappa Land

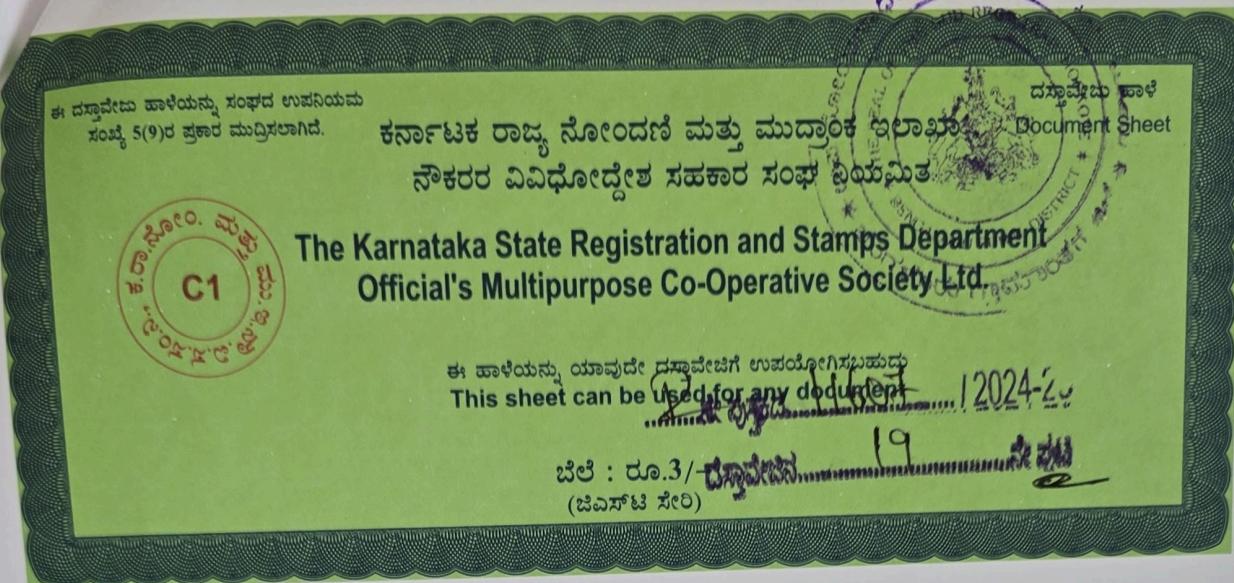
venkatesh. 829 N

For Sri Balaji Educational Trust

Secretary

For Sri Balaji Educational Trust

Jindu
President



B SCHEDULE PROPERTIES

All that piece and Parcel of the Property bearing converted **Sy. No. 77/2** totally Measuring **0.03. Guntas** situated at Korluru Village, Kasab Hobli, Hosakote Taluk, Bengaluru Rural District Bounded by.

- EAST** : Natraj and Kondappa Land
- WEST** : Public Road
- NORTH** : Chandrappa Land in Sy. No. 77/1
- SOUTH** : Gopalappa Land

C SCHEDULE PROPERTIES

All that piece and Parcel of the Property bearing converted **Sy. No. 77/7** totally Measuring **01 Acre**, situated at Korluru Village, Kasab Hobli, Hosakote Taluk, Bengaluru Rural District Bounded by.

- EAST** : Natraj and Kondappa Land
- WEST** : Public Road
- NORTH** : Chandrappa Land in Sy. No. 77/1
- SOUTH** : Gopalappa Land

For Sri Balaji Educational Trust

Secretary

Venkatesh. D. S. N

For Sri Balaji Educational Trust
President