

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet



ಈ ದಸ್ತಾವೇಜು... ₹ 3/-  
ಫುಲಮುಟ್ಟು ದಿನಾಂಕದಿಂದ

ನೀ ಪುಸ್ತಕದ 10614/CG  
ದಸ್ತಾವೇಜು... ನೀ ಪುಟ

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## LEASE DEED

THIS DEED OF LEASE is made and executed on this  
the 27<sup>th</sup> day of February 2017 (27.02.2017) at  
Devanahalli:-

### BETWEEN:

**SRI. K. SRINIVASA,**  
S/o. Late. E. Krishnappa,  
Aged about 57 years,  
R/at. Kannamangala village,  
Kasaba Hobli, Devanahalli Taluk,  
Bangalore Rural District - 562 110.

(Hereinafter called the "LESSOR" of the one part)

### AND :

**SRI MARUTHI EDUCATION TRUST,**  
Kannamangala village,  
Kasaba Hobli, Devanahalli Taluk,  
Bangalore Rural District - 562 110.

Represented by its Secretary **Smt. V.N. RADHA.**

(Hereinafter called the "LESSEE" of the other part)

For Sri Maruthi Education Trust (R)

10614  
2016-17

ನೇ ಪುಸ್ತಕದ 1064/16 17  
ದಸ್ತಾವೇಜು 2 ನೇ ಪುಟ



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 MARUTHI EDUCATION TRUST Rep by its Secretary Smt. V.N. RADHA , ಇವರು  
87000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	87000.00	By Cash
ಒಟ್ಟು :	87000.00	

ಸ್ಥಳ : ದೇವನಹಳ್ಳಿ

ದಿನಾಂಕ : 27/02/2017



Designed and Developed by C-DAC, ACTS, Bangalore

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ರೂಪಾಂಕ ಅಧಿಕಾರಿ  
(ದೇವನಹಳ್ಳಿ)

ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ದೇವನಹಳ್ಳಿ.

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet

₹ 3/-



10614/16/2  
.....ನೀ ಪುಸ್ತಕದ .....ನೀ  
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Whereas, the Lesser herein is the absolute owner of the property bearing sy.no.73/1 measuring to an extent of 0-31 guntas, sy.no.73/5 measuring to an extent of 0-10 guntas, sy.no.73/6 measuring to an extent of 0-21 guntas, sy.no.73/7 measuring to an extent of 0-09 guntas, sy.no.73/8 measuring to an extent of 0-07½ guntas, sy.no.72/2 measuring to an extent of 0-09 ½ guntas, sy.no.72/3 measuring to an extent of 0-03 guntas totally measuring to an extent of 2 acres 11 guntas all are situated at Aluruddanahalli village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District. The said land has been converted from agricultural to non-agricultural "Educational Purpose" under an order of the Deputy Commissioner, Bangalore Rural District, vide order bearing no. ALN(D)SR113/2008-09 and ALN(DK)SR.40/2014-15. And whereas the Lessee is running Educational Trust in the name "SRI MARUTHI EDUCATION TRUST" which the Head Office situated at Kannamangala village. As such the Lessee requires the above said properties totally measuring 2 acres 11 guntas along with 27,000 Sq. Ft RCC building, situated at Aluruddanahalli village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District on lease for

*(Signature)*

For Sri Maruthi Education Trust (R)

*(Signature)*

Secretary



Print Date & Time : 27-02-2017 01:22:46 PM

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ಸಬ್ ರಜಿಸ್ಟ್ರಾರ ದೇವನಹಳ್ಳಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 27-02-2017 ರಂದು 12:46:29 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	14500.00
2	ಸ್ಯಾನಿಂಗ್ ಫೀ	350.00
3	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	14885.00

ಶ್ರೀಮತಿ SRI MARUTHI EDUCATION TRUST Rep by its Secretary Smt. V.N. RADHA ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ SRI MARUTHI EDUCATION TRUST Rep by its Secretary Smt. V.N. RADHA			For Sri Maruthi Education Trust (R) Radha Secretary

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ

ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	SRI MARUTHI EDUCATION TRUST Rep by its Secretary Smt. V.N. RADHA . (ಬರೆಸಿಕೊಂಡವರು)			For Sri Maruthi Education Trust (R) Radha Secretary
2	SRI. K. SRINIVASA S/o late E. Krishnappa . (ಬರೆದುಕೊಡುವವರು)			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ

ಉಪನೋಂದಣಾಧಿಕಾರಿ



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the purpose of running school in the name of "SRI MARUTHI VIDYA MANDIRA" at Aluruddanahalli village and has approached the Lessor for Lease with regarding to the said property more-fully described in the schedule hereunder and for which Lessor has agreed and entered into this Lease deed on the following terms and conditions.

NOW THIS DEED OF WITNESSETH AS FOLLOWS

- 1). The Lease deed shall be for a period of 30 years and the same may be extended upon the mutual consent by both the parties.
- 2). The Lessee has paid a sum of Rs.20,00,000/- (Rupees Twenty Lakhs Only) as advance amount through cheque bearing no.084477, dated 27.02.2017 drawn at Karnataka Bank, Devanahalli Branch and the said advance amount shall be refundable at the time of vacating the premises and the said amount shall not carry any interest.
- 3). The Lessee shall pay a rent at Rs.75,000/- (Rupees Seventy Five Thousand Only) per month by way of cheque to Lessor. The tenancy month is calculated as per English

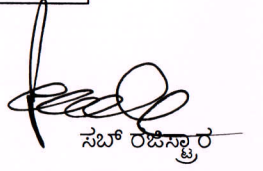
For Sri Maruthi Education Trust (R)

Radhakrishna  
Secretary


ಗುರುತಿಸುವವರು

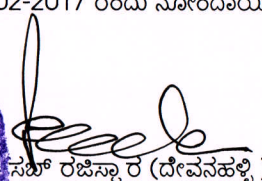
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ದಸ್ತಾವೇಜು.....ನೇ ಪುಟ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	N.T. Madhusudhan S/o A. Thammaiah D.No.1327, Gandhinagar, Yelahanka, Bangalore North.	N.T. Muz
2	N. Shivakumar S/o Narayanaswamy T.O. Road, Devanahalli Town.	

  
ಸಿಬಿ ರಜಿಸ್ಟ್ರಾರ್

ಉಪನೋಂದಣಾಧಿಕಾರಿ

  
1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು  
ನಂಬರ DNH-1-10614-2016-17 ಆಗಿ  
ಸಿ.ಡಿ. ನಂಬರ DNHD631 ನೇ ಧರಲ್ಲಿ  
ದಿನಾಂಕ 27-02-2017 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

  
ಸಿಬಿ ರಜಿಸ್ಟ್ರಾರ್ (ದೇವನಹಳ್ಳಿ) 27/2/17

Designed and Developed by C-DAC, AGTS, Pune

ಅಂಜಲಿ. ಸಿ  
ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ದೇವನಹಳ್ಳಿ





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Calendar year. The rent will be paid by the Lessee on or before 15<sup>th</sup> day of every month.

4). The Lessee shall not sub-let any portion or the entire schedule property to any other third person without the written consent of Lessor.

5). The Lessee shall always keep the schedule premises in good tenable condition.

6). The Lessee shall pay the electricity and water charges consumed for the schedule premises according the Meter to the concerned department.

7). The Lessee should not cause any alternate/damages to the premises/fitting, if any damages caused by the Lessee the same should be replaced, otherwise the damage cost will be deducted in the advance amount.

8). The Lessee shall not run any offensive trade or use the premises for any club or gambling house and shall not run any illegal activities in the premises.

For Sri Maruthi Education Trust (R)

Radhavan

Secretary







ಖ Q/2:

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9). The Lessor shall have the right of inspection of the leased premises at all reasoned times.

10). The Lessee will carry out the internal white washing or painting for himself.

11). The Lease deed shall not be cancelled by the Lessor until the Lease period expires and in case if the Lessee wants to vacate they shall issue prior notice of 6 months to the Lessor.

12). The Lessee has to leave as it in of all permanent structures at the time of vacate the premises.

SCHEUDLE

All the piece and parcel of the converted property bearing sy.no.73/1 measuring to an extent of 0-31 guntas, sy.no.73/5 measuring to an extent of 0-10 guntas, sy.no.73/6 measuring to an extent of 0-21 guntas, sy.no.73/7 measuring to an extent of 0-09 guntas, sy.no.73/8 measuring to an extent of 0-07½ guntas, sy.no.72/2 measuring to an extent of 0-09 ½ guntas, sy.no.72/3 measuring to an extent of 0-03 guntas totally measuring to an extent of 2 acres 11 guntas situated at

*Wuy.*





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.....ನೇ ಪುಸ್ತಕದ .....ನೇ  
ದಸ್ತಾವೇಜು.....ನೇ ಪುಟ

Aluruddanahalli village, Kundana Hobli, Devanahalli Taluk, Bangalore Rural District, converted vide order passed by the Deputy Commissioner, Bangalore Rural District vide its order no.ALN(D)SR113/2008-09 and ALN(DK)SR.40/2014-15 from use of agricultural to educational purpose and commonly bounded as follows:

- East by : Land in sy.no.71 & 73/9;  
West by : Land in sy.no.74;  
North by : Road;  
South by : Land belongs of K. Srinivasa;

IN WITNESS whereof, both the Lessor and Lessee have signed hereunder on the day, month and year first above written.

Witnesses:-

1. N.T. M...  
S/o A. Thammanna  
No 1327, Channarayana  
Yennu - B.W.

2. Shivakumar S. Srinivasan  
Devanahalli town

Drafted by:

LESSOR

For Sri Maruthi Education Trust (R)

LESSEE

Secretary

