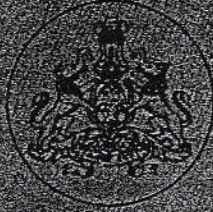


ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಶರಣಿ ಸಂಖ್ಯೆ

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ
Total stamp duty paid RS

LEASE DEED

ಈ ದಾಖಲೆಗೆ ಮೊತ್ತವು ₹ 17,114 ಪುಸ್ತಕ ಸಂಖ್ಯೆ ...
ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ 15/07/2004
ಕೆ.ಎಸ್.ಉ.ನೋ.ಬಿಂ.ಉ. 12

THIS DEED OF LEASE made and entered into on this 15th day of July Two Thousand Four (15-07-2004) at Bangalore.

Between:

SMT.B.SAVITHRAMMA,
Aged about 52 years,
D/o.R.Bylappa,
Residing at No.1387,
12th 'B' Cross, Mahalakshmpuram,
West of Chord Road,
BANGALORE - 560 086.

Hereinafter called the LESSOR which term shall mean and include her heirs, executors, successors, representatives, administrators, and assigns of the ONE PART.

AND

TRIVENI MEMORIAL EDUCATIONAL TRUST
And Educational and Charitable Trust,
Established under Karnataka Trust Act,
Having its office at: 28/29,
Mallasandra Village, Hesarghatta Road,
Yeshwanthpur Hobli, Bangalore North Taluk,

Represented by its Secretary Sri.K.Manjunath

Hereinafter called the "LESSEE" which term shall mean and include his heirs, executors, successors, representatives, administrators, administrators, and assigns of the ONE PART:

Which term shall mean and include the said trust, its successors-in-interest, legal representatives, administrators at Office and assigns of the OTHER PART:

...2
[Signature] For TRIVENI PUBLIC S...
[Signature] B. Sankar...
[Signature] T. R. Shekhadi
Headmaster / Headmistress
TRIVENI PUBLIC SCHOOL



2 ನೇ ಪುಸ್ತಕ 17414 2 ನೇ ಪುಸ್ತಕ

Print Date & Time : 15-07-2004 03:33:45 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 17414

ಕೆ. ಸ್ವಾ. ಉ. ನೋ. ಬೆಂ. ಉ. ಶಾ.

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಬೆಂಗಳೂರು (ಉತ್ತರ) ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 15-07-2004 ರಂದು 03:25:39 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	220.00
2	ಸ್ಯಾನಿಂಗ್ ಫೀ	210.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	470.00

ಶ್ರೀ Triveni Memorial Education Trust Rep. by its Secretary K. Manjunath ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Triveni Memorial Education Trust Rep. by its Secretary K. Manjunath			SECRETARY Triveni Memorial Educational Trust (R.) No. 28/29, Hesaraghatta Main Road, T. Dasarahalli, Mallesandra, BANGALORE - 560 057.

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಕೆಂದ್ರ ಸ್ಥಾಪ ಉಪ-ನೋಂದಣಿ ಅಧಿಕಾರಿ
ಬೆಂಗಳೂರು ಉತ್ತರ ತಾಲ್ಲೂಕು
ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	- Smt. B. Savithramma . (ಬರೆದುಕೊಡುವವರು)			B-Savithramma

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್

ಕೆಂದ್ರ ಸ್ಥಾಪ ಉಪ-ನೋಂದಣಿ ಅಧಿಕಾರಿ
ಬೆಂಗಳೂರು ಉತ್ತರ ತಾಲ್ಲೂಕು
ಬೆಂಗಳೂರು.

TRIVENI PUBLIC SCHOOL

Secrets

Headmaster / Headmistress
TRIVENI PUBLIC SCHOOL
No. 39, Hesaraghatta Road,
Mallesandra, Bangalore-560 073

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಕಾನೂನುಬಾಹಿರ ಸಂ. 152 ಮತ್ತು 2003
ಸಂಖ್ಯೆ 09-03-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆ ಪತ್ರ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪುಟ ಸಂಖ್ಯೆ

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ
Total stamp duty paid Rs.

- 2 -

ಇ ಸಾ ಸಂಖ್ಯೆ 779/14 ನೇ ತಾ
04.03

WITNESSETH:

ಕೆ. ಸಾ. ಉ ನೋ. ಬಿ. ಉ. ಕಾ

WHEREAS the "LESSOR" herein is the sole and absolute owner and absolute owner and is in Peaceful Possession and enjoyment of the Portion of the Property bearing Converted Survey No.39, vide Conversion Order No.B.Dis.ALN.SR (N) 116/2002-03, dated: 24-02-2003, out of which 1-0 Acre Residential land. Situated at Bagalagunte Village, Yeshwanthpura Hobli, Bangalore North Taluk, which is morefully described in the 'SCHEDULE' hereunder: and hereafter referred to as the "Schedule Property" which having acquired by the Lessor by virtue of the Sale Deed Registered in the Office of the Sub-Registrar, Bangalore North Taluk, on Dated: 21-04-2001, Book-1, Volume: 6772, Pages: 209 to 217, Vide Document No.909/01-02 and Release Deed Vide Document No.16176//2003-04 and dated: 13-08-2003 Item No.1 and Same Converted Survey No.39, vide Conversion Order No.B.Dis.ALN.SR (N)118/2002-03, dated: 24-02-2003, out of which 1-0 Acre Residential land and Sale Deed Registered in the Office of the Sub-Registrar, Bangalore North Taluk, on Dated: 19-04-2001, Book-1, Volume: 6769, Pages: 77 to 84 & 134 to 147, Vide Document Nos.779/01-02 and 779/2001-02 they have registered 0-20 Guntas and 0-20 Guntas Item No.2, Totally they have Two Items Registered in 2-0 Acres, the Lessor is at full liberty and entitled to deal with the Schedule Property in any manner as she like and deems fit.

And Whereas the Lessee herein being in need of a well and suitable accommodation to promote and conduct their Educational and Charitable Activities have offered the Lessor to lease out the Schedule Property on reasonable terms and conditions and the Lessor herein being influenced by the good and generous aims and objects of the Lessee's Trust has considered the offer of the Lessee.

And pursuant to the negotiations held between the lessor has agreed to lease out 1.5 Acres out of above mentioned schedule Property subject to the terms and conditions and the rent hereby reserved.

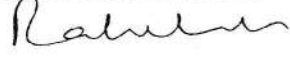
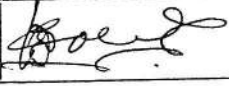


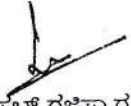
FOR TRIVENI PUBLIC S...

T.R. Shekhadi
Headmaster / Headmistress


ಗುರ್ತಿಸಲ್ಪಡುವವರು


1 ನೇ ಪುಸ್ತಕದ 17414-2004-05 ನೇ ಪುಸ್ತಕ
17414-2004-05
ಕೆ.ಎಸ್.ಎ.ಎಂ.ಬಿ.ಬಿ.ಎಸ್.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	N. Ramakrishna T. Dasarahalli, B'lore-57	
2	S. Siddaramaiah Jalahalli Cross, B'lore-57	


ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್

ಕೇಂದ್ರ ಸ್ಥಾನ ಉಪ-ನಿರ್ದೇಶಕರು ಮತ್ತು
ಬೆಂಗಳೂರು ಉತ್ತರ ತಾಲ್ಲೂಕು
ಬೆಂಗಳೂರು.


1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ BLN-1-17414-2004-05 ಅಗಿ
ಸಿ.ಡಿ. ನಂಬರ BLND30 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 15-07-2004 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ


ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ಬೆಂಗಳೂರು ಉತ್ತರ ತಾಲ್ಲೂಕು)

ಬೆಂಗಳೂರು ಉತ್ತರ ತಾಲ್ಲೂಕು

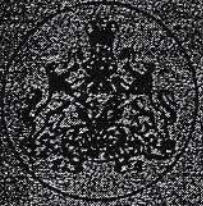
Designed and Developed by C-DAC, ACTS, Pune




Headmaster / Headmistress
TRIVENI PUBLIC SCHOOL
No. 39, Hesaraghatta Road,
Mallasandra, Bangalore-560 073



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka



ಸಾರ್ವಜನಿಕ ಕಾನೂನು ಮತ್ತು ನೋಂದಣಿ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಪತ್ರವು ಯಾವುದೇ ಉದ್ದೇಶಕ್ಕಾಗಿ ಬಳಸಬಹುದು.
This sheet can be used for any document.

ಇದರ ಮೇಲೆ ನೋಂದಣಿ ಮಾಡಬಹುದು.
Execution

ಇದರ ಮೇಲೆ ನೋಂದಣಿ ಮಾಡಬಹುದು.
Total stamp duty paid Rs.

- 3 -

1 ಹೇ ಶುಲ್ಕ, ಶುಲ್ಕ 17414 ರೂ. ಶುಲ್ಕ 5 ನೇ ಶುಲ್ಕ

NOW THIS DEED OF LEASE, WITNESSETH FOLLOWS:

ಕೆ.ಎಸ್. ಉ.ನೋ.ಬಿ.ಉ.ಶಾ

1. That Pursuance of the above the Lessor has leased out and delivered possession of Schedule Property to the Lessee, and the Lessee hereby accept and acknowledge the lease of Schedule Property.
2. The Period of this Lease shall be for 30 (Thirty) years withy effect from he date of execution of this Agreement and however the payment of rent shall commence from after year from this date.
3. The Rent for the Schedule Property shall be Rs.600/- (Rupees Six Hundred Only) per month, and which shall be paid by the Lessee to the Lessor on or before the 15th day or each and every succeeding calendar month regularly.
4. This Lease is subject to that the Lessee are hereby permitted and entitled to carry out and conduct and promote their aims and objects of Educational and Charitable works, running of Schools, hostels, Sevashramas, Community halls etc., and the Lessees are entitled to put up construction, made modifications, alterations, conduct renovation, repair etc., of any kind of structures, and also to apply for sanction of plans, license for permission of service of amenities such as electricity, water etc., from the com petent authorities.
5. The Lessee shall pay the charges of Electricity water supply etc., to the competent authorities from time to time for their consumption at Schedule Property.
6. The Lessor undertakes to sign and deliver any applications, declarations, requisitions, etc., of whatsoever manner enabling the Lessee availing any or all sanctions, approvals, permissions, etc., at Schedule Property.

1812
1812

TRIVENI PUBLIC SCHOOL
Secretary

B. S. Srinivas

...4
T. R. Shrivastava
Headmaster / Headmistress
TRIVENI PUBLIC SCHOOL
No. 39, Hesaraghatta Road,
Mallasandra, Bangalore-560 073

1 ನೇ ಕ್ರಮ 17414
04.05
6 ನೇ ಕ್ರಮ

ಕೆ.ಎಸ್.ಉ.ನೋ.ಬಿ.ಉ.ಖ



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 Triveni Memorial Education Trust Rep. by its Secretary K. Manjunath , ಇವರು 1800.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1800.00	DD No. 986142, Dt:15/7/04, Drawn on Syndicate Bank, B'lore
ಒಟ್ಟು :	1800.00	

ಸ್ಥಳ : ಬೆಂಗಳೂರು (ಉತ್ತರ)

ದಿನಾಂಕ : 15/07/2004

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
(ಬೆಂಗಳೂರು (ಉತ್ತರ))

ಕೇಂದ್ರ ಸ್ಥಾಪಕ ಉಪ-ನೋಂದಣಿ ಅಧಿಕಾರಿ
ಬೆಂಗಳೂರು ಉತ್ತರ ತಾಲ್ಲೂಕು
ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ,ACTS Pune.

TRIVENI PUBLIC
Secretary

Headmaster / Headmistress
TRIVENI PUBLIC SCHOOL
No. 39, Hesaraghatta Road,
Mallasandra, Bangalore-560 073

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಅಧಿಕಾರ ವಹಿವಿಚಾರಣಾ ನಿಯಮ 2003
ಭಾಗ 107-108, 2003ರ ವಕೀಲ ಮುದ್ರಣಾಲಯ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಪುಟ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪರಿಶೀಲನೆ: 2

ಈ ಪಾಕಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದಾಗಿದೆ
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಎಲೆಕ್ಷನ್ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ರೂಪಾಯಿ
Total stamp duty paid Rs.

- 4 -

SCHEDULE

1 ಸೇ ಸ್ವ. ಕಡ 17/114
17.05

All that Piece and Parcel of Converted land bearing Survey No.39 (Thirty Nine) Vide Conversion Order No.B.Dis.ALN.SR (N) 116/2002-03, dated: 24-02-2003 and Vide Conversion Order No.B.Dis.ALN.SR (N) 118/2002-03, dated: 24-02-2003, Situated at BAGALAGUNTE Village, Yeshwanthpur Hobli, Bangalore North Taluk, Measuring Total 1.5 Acres out of above 2.0 Acre converted land and bounded on:-

- EAST BY :: HESSARGHATTA ROAD,
- WEST BY :: MY LAND,
- NORTH BY :: ROAD,
- SOUTH BY :: REMAINING LAND,

IN WITNESSES WHEREOF THE LESSOR AND LESSEE HAVE SIGNED AND EXECUTED THIS DEED OF LEASE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN AT BANGALORE.

WITNESSES:

1. [Signature] [ವಿನ್. ಸಿಬ್ಬಂದಿಯವರು]
#9 ಶೈಲಂಜನ ರಸ್ತೆ ನೋಂದಣಿ ಸಂಖ್ಯೆ
ಬಾಲ್ಯಾ ಶ್ರೀ- 28-37.

2. Ramarash
No. 17, T-2 hall
Bayal. St

B. Savithamma
LESSOR
(B.SAVITHRAMMA)

[Signature]

SECRETARY
Triveni Memorial Educational Trust
LESSEE. No. 28/29, Hessarghatta Main
(K.Manjunath) T. Dasarahalli, Mallasandra
BANGALORE- 560 057.

DRAFTED BY:

[Signature]
Y.S. Anantnarayana
Dist. D.W.L. No. 1/91-92

ಶಿಕ್ಷಣ
ಬಾಲ್ಯಾ
ಶಿಕ್ಷಣ

For TRIVENI PUBLIC SCHOOL
[Signature]

T.R. Shekhadi
Headmaster / Headmistress
TRIVENI PUBLIC SCHOOL