







Print Date & Time : 26-05-2010 12:00:53 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 803

ಸೆಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ ಕೃಷ್ಣರಾಜಪುರಂ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 26-05-2010 ರಂದು 11:26:53 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕವೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಮೊದಲನೇ ಶುಲ್ಕ	72000.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	480.00
3	ಕೊರತೆ ಮೊದಲನೇ ಶುಲ್ಕ	14200.00
	ಒಟ್ಟು :	86680.00

ಶ್ರೀಮತಿ M/s Amara Jyothi Educational Trust Rep by its Trustee Smt. Sunanda K. N. ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ M/s Amara Jyothi Educational Trust Rep by its Trustee Smt. Sunanda K. N.			K.N. Sunanda

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	M/s Amara Jyothi Educational Trust Rep by its Trustee Smt. Sunanda K. N. (ಬರೆದುಕೊಂಡವರು)			K.N. Sunanda
2	Sri. K. N. Srinivasa (ಬರೆದುಕೊಂಡವರು)			Amur

ಸಹಿ  
ಕೃಷ್ಣ ರಾಜ ಪುರಂ  
ಉಪನಿರ್ದೇಶಕರು  
ಶ್ರೀ.ಆರ್. ಪುರ. ಬೆಂಗಳೂರು

ಸಹಿ  
ಕೃಷ್ಣ ರಾಜ ಪುರಂ  
ಉಪನಿರ್ದೇಶಕರು  
ಶ್ರೀ.ಆರ್. ಪುರ. ಬೆಂಗಳೂರು

ಶ್ರೀ...ನೇ ಪುಟದ ದಾಖಲೆ ಸಂಖ್ಯೆ

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WHEREAS the LESSOR is the absolute owner of the premises described in the Schedule hereunder written having acquired the same through a Family Partition Deed dated 5/11/2001 duly registered in the office of the Sub-Registrar, K.R.Puram, Bangalore as Document No.9280 /2001-02.

AND WHEREAS the Lessee has approached the Lessor for taking on lease the said premises admeasuring 63,300 Sq. Ft. along with construction of buildings thereon as follows:

- a) Building having super built up area of 20,000 Sq. Ft. comprising of Ground and three floors of 20 rooms (referred to as 'A' Block) except the area on the South Western side of the Building, being used by the Lessor for his Office and Residence.
- b) Building having super built up area of 60,000/- Sq.

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*Handwritten signature*

For AMARA JYOTHI EDUCATIONAL TRUST

K.N. Sumanda





ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	K. Venkatesh New Extn., V. B. Layout, 2nd Cross, K. R. Puram, Bangalore	Venkatesh
2	S. J. Prasad No. 464, OMBR Layout, K. R. Puram, Bangalore	S. J. Prasad

ಕೃಷ್ಣಮೂರ್ತಿ ನಾಯ್ಕ  
ಉಪನಿರ್ದೇಶಕರು  
ಕೆ.ಆರ್. ಪುರ, ಬೆಂಗಳೂರು

  
1 ನೇ ಪುಸ್ತಕದ ದಾಖಲೆ  
ಸಂಖ್ಯೆ KRI-1-00803-2010-11 ಅಗಿ  
ಸಿ.ಡಿ. ಸಂಖ್ಯೆ KRID342 ನೇ ಪುಸ್ತಕ  
ದಿನಾಂಕ 26-05-2010 ರಂದು ಸೋದರಾಯನಾಗಿದೆ

  
ಕೃಷ್ಣಮೂರ್ತಿ ನಾಯ್ಕ  
ಉಪನಿರ್ದೇಶಕರು  
ಕೆ.ಆರ್. ಪುರ, ಬೆಂಗಳೂರು

Designed and Developed by C-DAC, ACTS, Pune

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ದಾಖಲೆ ಮತ್ತು ಮುದ್ರಾಂಶ ಇಲಾಖೆ  
 Government of Karnataka  
 ದಾಖಲೆ ಮತ್ತು ಮುದ್ರಾಂಶ ಇಲಾಖೆ  
 Registration and Stamps Department

ಇದನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು  
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25/09/2018  
 Date of execution

25/09/2018  
 Total stamp duty paid Rs

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Ft. comprising of 40 rooms and an auditorium (referred to as 'B' Block), with the remaining area of vacant land together with open set backs around the buildings.

AND WHEREAS pursuant to the above stated Family Partition Deed and all rights vested in him, the said Sri. K.N.Srinivasa, the LESSOR herein, being legally entitled to enter into this lease deed is agreeable to lease out the above premises to the LESSEE on the terms and conditions contained herein below.

NOW THIS DEED WITNESSETH AS FOLLOWS:

In consideration of the rent, hereinafter reserved and of the covenants and conditions hereinafter contained, to be observed and performed on the part of the Lessee, the Lessor hereby demises onto the Lessee, ALL THAT PREMISES, hereinafter referred to as the Demised

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*Amara*

For AMARA JYOTHI EDUCATIONAL TRUST

K.N. Srinivasa  
Trustee

*Amara*  
in Merchants Bank  
Marathahalli  
Bangalore-27





ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ M/s Amara Jyothi Educational Trust Rep by its Trustee Smt. Sunanda K. N. ಇವರು  
516200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	200.00	Paid By Cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	516000.00	DD. No. 390546, Dt. 25/05/2010. Drawn On The Federal Bank Limited
ಒಟ್ಟು :	516200.00	

ಸ್ಥಳ : ಕೃಷ್ಣರಾಜಪುರಂ

ದಿನಾಂಕ : 26/05/2010

ಉಪ-ನೋಂದಣಿ ಕೃಷ್ಣರಾಜಪುರಂ  
ಕೃಷ್ಣರಾಜಪುರಂ  
ಕೆ.ಆರ್. ಪುರ, ಬೆಂಗಳೂರು

Designed and Developed by C- DAC .ACTS Pune.

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Premises and described in the Schedule, downbelow, together with right for the lessee, its employees, servants, invitees and persons authorised by it, to use the entrances, doorways, hall, staircase, lobbies, roadways, paths and passages leading to and from the demised premises, TO HOLD the demised premises unto the Lessee from the First day of March 2010 for a term of Thirty years ending 28th day of February 2040, provided paying therefore unto the Lessor during the first term of Two years a monthly rent of Rs.6,00,000/- (Rupees Six Lakhs) payable three months in advance on or before the 10th day of the every fourth calender month upon the condition of the performance of the covenant on the part of the Lessee hereinafter contained. This is however subject to deduction of Income Tax or other taxes, levies, as per statute existing as of now and as may be levied from time to time.

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*Miser*

For AMARA JYOTHI EDUCATIONAL TRUST

*K.N. Suvada*  
Trustee





ಈ ದಾಖಲೆಗಾಗಿ ಪಾಲಿಸಿಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆಡಳಿತ ನಿಯಮ, 1952 ಮತ್ತು ನಿಯಮ 2003  
ನಿಯಮ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

**ಕರ್ನಾಟಕ ಸರ್ಕಾರ**  
**Government of Karnataka**

ದಾಖಲೆಗಾಗಿ ಪಾಲಿಸಿ  
Document Sheet

**ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ**  
**Registration and Stamps Department**

ಚಿತ್ರ : ರೂ. 2/-

ಈ ಪಾಲಿಸಿಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಉಪಯೋಗಿಸಬಹುದು  
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ದಾಖಲೆಗಾಗಿ ಪಾಲಿಸಿಯನ್ನು ಮುದ್ರಿಸಿದ ದಿನಾಂಕ  
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

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THE LESSEE HEREBY COVENANTS WITH THE LESSOR AS FOLLOWS:

1. To pay the monthly rent hereby reserved three months in advance on or before the tenth day of each calendar month and in the manner aforesaid.
2. To pay the electricity and water charges for consumption of water and electricity (light and power) to the concerned authorities as per the bills.
3. To permit the Lessor and his agents, surveyors and workmen to enter the said premises at all reasonable times for the purpose of inspection of the said premises by prior permission.
4. To deliver the said premises at the end or on the termination of the said term, together with the Lessor's fittings and fixtures in such condition as is consistent

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*Allen*

For AMARA JYOTHI EDUCATIONAL TRUST

*K.N. Swanda*  
Trustee





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ಈ ದಸ್ತಾವೇಜು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸೀಫಿಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಪಾಪಿ  
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಚಿತ್ರ : ರೂ. 2/-

ಈ ಕಾಳಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದ ದಿನಾಂಕ  
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

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with the covenants and conditions of this agreement and subject to normal wear and tear.

5. The Lessee shall use the premises solely for running a school and educational and charity related purposes and shall not use the premises for any illegal or objectionable trade or business.

6. The Lessee shall not store, cause or allow or suffer to be stored in the demised premises any inflammable, combustible or dangerous articles which are likely to damage the portion in their possession or any other portion of the building.

7. To permit the Lessor, his family members, agents, servants or any other authorised persons to enter the demised premises for the purpose of entering his office or residence.

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MARA JYOTHI EDUCATIONAL TRUST  
K.N. Suresha  
Trustee





ಈ ದಸ್ತಾವೇಜು ಪಾಲೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ. 132 ಮುನ್ಸೀಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

**ಕರ್ನಾಟಕ ಸರ್ಕಾರ**  
**Government of Karnataka**

**ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ**  
**Registration and Stamps Department**

ದಸ್ತಾವೇಜು ಪಾಠ  
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ಬೆಲೆ: ರೂ. 2/-

ಈ ಪಾಲೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದು  
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Total stamp duty paid Rs.

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8. The Lessee shall not put up any further construction without the written permission of the Lessor.

THE LESSOR HEREBY COVENANTS WITH THE LESSEE AS FOLLOWS:

1. On the condition that the Lessee continues to pay the rent hereby reserved and observes and performs the several covenants on their part herein contained they shall enjoy the premises during the said term without interruption by the Lessor or any person lawfully claiming under or in trust for him or any other person whatsoever.

2. That whereas day to day repairs and maintenance shall be done by the Lessee at their cost.

3. That the Lessor represents and warrants that he is fully empowered and authorised and able to make this lease and that he will hold the Lessee free and harm-

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*Handwritten signature*

For AMARA JYOTHI EDUCATIONAL TRUST  
*K.N. Suresha*





ಈ ದಸ್ತಾವೇಜು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ 804/152 ಮುನ್ಸೀಫನು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕಿ  
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಚಲಿ - ರೂ. 2/-

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಿನಾಂಕ  
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

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less, of any demands, claims, actions or proceedings, to others in respect of quiet possession of the premises.

IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:

1. The Lease shall be deemed to have commenced from the First day of March 2010 for a period of thirty years from this date.
2. The Lessee has paid a sum of Rupees One Crore to the Lessor as Lease deposit, the receipt of which said sum of Rupees One Crore only, the Lessor hereby acknowledges and which sum shall not carry any interest and shall be refunded back at the time of handing over the Schedule premises in vacant condition to the Lessor, subject to deduction of unpaid rents, electricity and water charges, if any.

*Amara*

For AMARA JYOTHI EDUCATIONAL TRUST  
K.N. Swanda  
Trustee



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ಈ ದಸ್ತಾವೇಣು ಪಾಠಯವು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಠ 152 ಮುನೋಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಣು ಪಾಠ  
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಚಲಿ : ರೂ. 2/-

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ದಸ್ತಾವೇಣು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

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3. The Lessee agrees to pay rent for the demised premises during the period of lease at the rate of Rs.6,00,000/- (Rupees Six Lakhs only) per month for the first two years from 1/3/2010.

4. The rental shall stand enhanced every two years after the initial period of two years from 28/2/2012 on mutually agreed terms over the last rent paid till the expiry of the lease period and shall be evidenced by a fresh registered deed.

5. The Lessor shall acknowledge valid receipt for every payment made by the Lessee and such receipts, duly stamped and signed by the Lessor or his duly authorised agent shall be conclusive proof of such payments.

6. The Lessee shall not be at liberty to sublet, assign, underlet, or part with possession of the demised

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*Handwritten signature*

For AMARA JYOTHI EDUCATIONAL TRUST  
K.N. Sunda  
Trustee





ಈ ದಸ್ತಾವೇಜು ಪಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ 804/152 ಮುಂದೂಡು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

**ಕರ್ನಾಟಕ ಸರ್ಕಾರ**  
**Government of Karnataka**

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**ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ**  
**Registration and Stamps Department**

ಬೆಂ - ದ.ನ. 2/-

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

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premises or any part thereof or permit the same to be used on any other basis to any of its subsidiary/sister concerns, affiliated and/or business associates without written permission from the Lessor.

7. The Lessee shall be entitled to display name plates, signboards etc. with its name or of the Educational Institutions run by it within and outside the said premises and any charges for the same if levied by any authority shall be paid by the Lessee and the Lessor shall not be liable for the same.

8. NOT WITHSTANDING anything herein contained, both the parties herein shall always be at liberty to determine this lease by giving three months advance notice in writing or payment of three months rent amount in lieu of such notice.

*Handwritten signature*

For AMARA JYOTHI EDUCATIONAL TRUST  
**K.N. Suresha**  
Trustee



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ಈ ದಸ್ತಾವೇಜು ಪಾಲೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ 152 ಮುನ್ಸೀಲಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

**ಕರ್ನಾಟಕ ಸರ್ಕಾರ**  
**Government of Karnataka**

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Document Sheet

**ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ**  
**Registration and Stamps Department**

ಬೆಲೆ : ರೂ. 2/-

ಈ ಪಾಲೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರವುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

-11-

9. Should any dispute or differences arise out of or concerning the subject matter of these presents or any clause or covenant herein contained or arising out of this agreement, the same shall be referred to an Arbitrator appointed by both the parties and the decision of the Arbitrator shall be final and binding on both the parties. The provisions of the Arbitration and Conciliation Act with its amendments from time to time shall apply. The arbitration venue shall be at Bangalore and conducted in English language.

10. The Original of this deed is retained with the LESSOR and the copy is retained by the LESSEE.

**SCHEDULE**

All that piece and parcel of Lease Hold land measuring 65,300 Sq. Ft. in Old No.4/2, Devasandra Villlage.

-12-

*Handwritten signature*

For AMARA JYOTHI EDUCATIONAL TRUST

*K.N. Suresh*  
Trustee



*Handwritten signature*



ಇ.ನೇ ಪುಟದ ದಾಖಲೆ ಸಂಖ್ಯೆ 803 12

ಈ ದಾಖಲೆಗೆ ಹಾಕಲಾಗುವ ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ 803/152 ಮುನ್ಸೀಬರವರು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಾಖಲೆಗೆ ಹಾಕಲಾಗಿದೆ  
Document Sheet

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಕಲಾಗುವ ದಾಖಲೆಗೆ ಬಳಸಬಹುದಾಗಿದೆ  
This sheet can be used for any document

ದಾಖಲೆಗೆ ಹಾಕಲಾಗುವ ದಿನಾಂಕ  
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

-12-

K.R.Puram Hobli, Bangalore East Taluk, consisting of:

a) Building having super built up area of 20,000 Sq. Ft. comprising of Ground and Three floors of 20 rooms (referred to as 'A' Block) except the area on the South Western side of the Building, being used by the Lessor for his Office and Residence.

b) Building having super built up area of 60,000/- Sq. Ft. comprising of 40 rooms and an auditorium (referred to as 'B' Block)

with the remaining area of vacant land together with open set backs around the buildings together with fittings and installations thereon and bounded on the:

- East by : Private Property
- West by : Private Property
- North by: Road
- South by: Private Property

-13-



For AMARA JYOTHI EDUCATIONAL TRUST

K.N. Sunanda  
Trustee

*Handwritten signature*



ಈ ದಸ್ತಾವೇಜು ತಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನ್ಸೂಚನೆಯು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

**ಕರ್ನಾಟಕ ಸರ್ಕಾರ**  
**Government of Karnataka**

ದಸ್ತಾವೇಜು ಪಾಠ  
Document Sheet

**ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ**  
**Registration and Stamps Department**

ಛೇದ: ರೂ. 2/-

ಈ ತಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆಯುವ ದಿನಾಂಕ  
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಪಂದಿ ರೂ.  
Total stamp duty paid Rs.

-13-

IN WITNESS WHEREOF the Parties named above have executed these presents on the day, month and year above mentioned in the presence of the following witnesses:

WITNESSES:

1. *Venkaiah K*  
K. VENKATESH  
New 50th, V.B. Layout,  
2<sup>nd</sup> Cross, K. K. Nagar, Bangalore-36.
2. *S. J. Prasad*  
S. J. PRASAD  
464, O.M.R., K. K. Nagar,  
Bangalore-36.

*[Signature]*  
LESSOR

For AMARA JYOTHI EDUCATIONAL TRUST

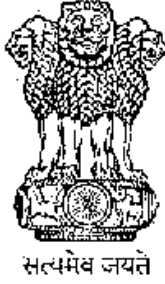
*K.N. Swanda*  
LESSEE  
Trustee

Drafted by:  
*[Signature]*  
Suraj R. Manjeshwar,  
Advocate,  
No. 11, II Floor,  
Indiranagar II Stage,  
Bangalore-560 038



*[Signature]*



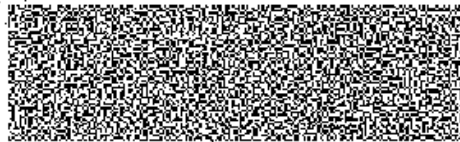


INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA11423494802305U
Certificate Issued Date : 10-Dec-2022 02:40 PM
Account Reference : NONACC (FI)/ kacrsf08/ K R PURAM14/ KA-SV
Unique Doc. Reference : SUBIN-KAKACRSFL0824613895756889U
Purchased by : AMARA JYOTHI EDUCATIONAL TRUST
Description of Document : Article 30 Lease of Immovable Property
Description : LEASE AGREEMENT
Consideration Price (Rs.) : 0 (Zero)
First Party : K N SRINIVASA
Second Party : AMARA JYOTHI EDUCATIONAL TRUST
Stamp Duty Paid By : AMARA JYOTHI EDUCATIONAL TRUST
Stamp Duty Amount(Rs.) : 200 (Two Hundred only)



Please write or type below this line

LEASE AGREEMENT FOR SCHOOL PREMISES

THIS RENTAL AGREEMENT OF LEASE is made and executed on this the 10th day of December 2022, by and between

Mr. K.N. SRINIVASA, Aged about 62 years, S/o. Late. K.P. Narayanappa, Residing at: No-393, "Prakruti", 4th Cross, Old Extension, Krishnarajapura Village and Post, Bangalore - 560 036.

For Amara Jyothi Educational Trust

Signature of K N Srinivasa, Trustee



Statutory Alert-

- 1. The e-stamp duty of this Stamp is to be made through the certified e-stamp system, using e-Stamp or Mobile App of Government of Karnataka. Any e-stamp duty in the date of this Certificate is not valid.
2. The duty of checking the authenticity is on the users of the certificate.
3. In case of any other doubts about this Certificate, please contact the Government of Karnataka.



ಈ ದಾಖಲೆಯು ಬಾಕಿಯನ್ನು ಕಂಪೌಂಡ್ ಮಾಡಬಹುದು  
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮಂಜೂರವಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಾಖಲೆಯ ಪಾಳೆ  
Document Sheet



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

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು  
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ಬೆಲೆ : ರೂ. 2/-  
(GST EXTRA)

2

hereinafter called the 'LESSOR / OWNER' (Which term unless repugnant to the context shall mean and include his heirs, administrators, legal representatives executors and assigns) of the ONE PART and

**M/s. AMARA JYOTHI EDUCATIONAL TRUST** a Registered Trust under the Indian Trust Act, Situated at Devasandra, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore - 560 036, Represented by its Trustee **Mrs. SUNANDA. K.N.**,

hereinafter called the 'LESSEE / TENANT' (Which term unless repugnant to the context shall mean and include his heirs, administrators, legal representatives executors and assigns) of the OTHER PART.

Whereas the Lessor herein is the sole and absolute owner of the portion of the premises which is more fully described in the Schedule hereunder and hereinafter referred to as the "SCHEDULE PREMISES" Whereas the Lessee has approached with the Lessor to Let-out the Schedule premises for his residential purposes, under the following terms and conditions :-


**NOW THIS AGREEMENT OF RENT WITNESSETH AS FOLLOWS :-**

1. The Lessor Agrees to let out the Schedule premises to the Lessee on a monthly rent of **Per Square Feet Rs.20/- of Rs.60,000/- (Rupees Sixty Thousand Only)** Whereas the Lessee has agreed to pay the said rent to the Lessor every month regularly.
2. The Lessee hereby agrees to pay the above said rent to the Lessor on or before 10<sup>th</sup> of every English Calendar month.
3. The Lessee should use the premises for their School purpose only.

The Rent agreement will be for a Locking period of 30 (Thirty) Years.

4. The Lessor should not sub-let, or under-let or deliver possession of the Schedule premises to any person in any manner.

For Amara Jyothi Educational Trust:

 K.N. Sunanda

Trustee





ಈ ದಾಖಲೆಯು ಹಾಲಿಯನ್ನು ಸಂಘಟಿಸಲು ಅನುಮತಿಸುತ್ತದೆ  
ಸಂಖ್ಯೆ ೧(೧) ರ ಪ್ರಕಾರ ಮಾರ್ಗದರ್ಶಿಯಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಾಖಲೆಯು ಹಾಲಿ  
Document Sheet



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

ಈ ಹಾಲಿಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ಬೆಲೆ : ರೂ. ೨/-  
(GST EXTRA)

3

5. The Lessee should use the premises in good and tenantable conditions without, if the Lessee causes any damage the Lessor is allowed to deduct a mutually agreed amount from the Lessee's Deposit.
6. The Lessee has paid a sum of Rs.5,00,000/-(Rupees Five Lakhs Only) to the Lessor by way of online payment, before the under mentioned witnesses towards security deposit and the Lessor acknowledges the receipt of the same. This advance amount will be refundable by the Lessor to the Lessee at the time of termination of the lease and this amount shall not carry any interest.
7. The Lessee hereby agrees to pay the Electricity charges to the concerned authorities. If any arrears at the time of termination of this lease of the schedule premises the same will be deducted by the Lessor from the advance amount.
8. In case the Lessee does not pay the said rent to the Lessor continuously for two months, the Lessor is at full liberty to evict the Lessee from the Schedule premises.
9. The Lessee shall not sub-let or under-let the premises to any third party. And the Lessee shall maintain schedule premises in good and tenantable and conditions and hand over the vacant possession of the same condition on the termination of the Lease.
10. The Lessee shall vacate the schedule premises on a Two (02) Months notice from the Lessor, similarly the Lessee can vacate the premises after giving TWO (02) Months notice to the Lessor. In the event if the Lessee is committing any default in payment of Monthly rents continuously for 2 Months, the Lessor herein is entitled to take the possession of the premises.
11. The Lessor is at liberty to inspect the Schedule premises on all reasonable house with intimation to the Lessee.

For Amara Jyothi Educational Trust

K.N. Suranda

ng Trustee





ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಸಂಭವ ಅಪಾಯವನ್ನು  
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ಮಾನ್ಯತೆಗೆ ಹಾಳೆ  
Document Sheet



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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಳಿಗೆ ಅಪಯೋಗಿಸಬಹುದು  
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-  
(GST EXTRA)

4

12. That the Lessee shall maintain the Schedule premises in a good and tenantable conditions and shall not cause damages to any portion, in which case, the shall got it repaired at their cost and otherwise such repair costs will be deducted from out of the security deposit.
13. The Tenant has agreed to have completely white washed and get the premises painted at the time of vacating from the Schedule premises at his cost. if Lessee fails to do the cost of painting shall be deducted from the advance amount or Tenant bear by the One month Rent of Rs.60,000/-

### SCHEDULE PREMISES

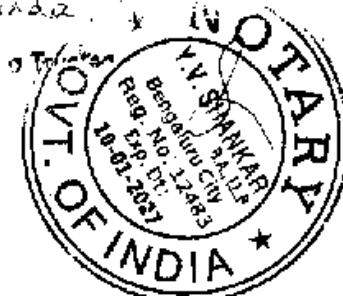
All that piece and parcel of property bearing site No.1, Katha No. 226/a/4/2, Situated at Near D.K. Venkataswamy Layout, DEVASANDRA, Krishnarajapura Hobli, Bangalore East Taluk, Now comes Under the Limits of Bruhath Bengaluru Mahanagara Paliko, Bangalore.

#### Measuring

East to West :	On the Northern side	:	63 Feet,
	On the Southern Side	:	61 Feet,
North to South :	On the Eastern side	:	45 Feet
	On the Western Side	:	51 Feet
	In all measuring	:	2976 Square Feet, Bounded on :
	East by	:	25 Foot Road,
	West by	:	Purchaser's Property,
	North by	:	Basavanapura Road.
	South by	:	Site No.2.

For Amara Jyothi Educational Trust

*[Signature]* K. N. Sunanda



ಈ ದಾಖಲೆಯು ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರದ ಅಧಿಕಾರವು  
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ವಾಸ್ತುಸಂಗ್ರಹ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ  
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ಮುದ್ರಾಂಕ ಪಾಳೆ  
Document Sheet



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

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

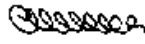
ಬೆಲೆ : ರೂ. 2/-  
(GST EXTRA)

5

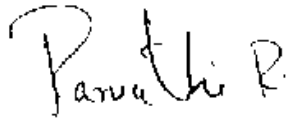
In witnesses whereof, the Owner and Tenant herein affixed their respective signatures  
on this Rental Agreement on the day, month and the year above mentioned.

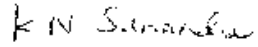
WITNESSES:

1.   
K.N. Srinivasa

  
LESSOR / OWNER  
(K.N. SRINIVASA)

For Amara Jyothi Educational Trust


2.   
Mrs. Sunanda K.N.

  
LESSEE / TENANT

Mrs. AMARA JYOTHI EDUCATIONAL TRUST  
Rep by its Trustee Mrs. SUNANDA. K.N.

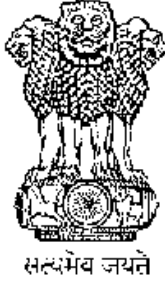


ATTESTED BY ME

  
Y.V. SHANKAR, B.A., LL.B.  
ADVOCATE & NOTARY  
# 28, 'Rudramma Nilaya', 13th Cross,  
Kanakanagar, R.T. Nagar (Post),  
BANGALORE - 560032

12 DEC 2022





INDIA NON JUDICIAL

**Government of Karnataka**

**e-Stamp**

Certificate No. : IN-KA11424501138992U  
Certificate Issued Date : 10-Dec-2022 02:41 PM  
Account Reference : NONACC (FI) kaacsII08/ K R PURAM14/ KA-SV  
Unique Doc. Reference : SUBIN-KAKACRSFL0824613158913441U  
Purchased by : AMARA JYOTHI EDUCATIONAL TRUST  
Description of Document : Article 30 Lease of Immovable Property  
Description : LEASE AGREEMENT  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : K N SRINIVASA  
Second Party : AMARA JYOTHI EDUCATIONAL TRUST  
Stamp Duty Paid By : AMARA JYOTHI EDUCATIONAL TRUST  
Stamp Duty Amount(Rs.) : 200  
(Two Hundred only)



Please write or type below this line

**LEASE AGREEMENT FOR SCHOOL PREMISES**

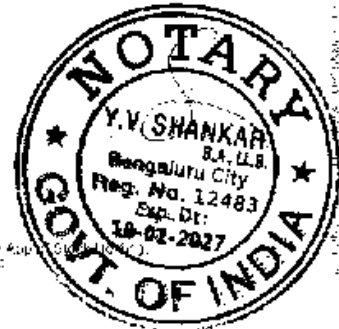
THIS RENTAL AGREEMENT OF LEASE is made and executed on this the 10<sup>th</sup> day of December 2022, by and between

Mr. K.N. SRINIVASA, Aged about 62 years, S/o. Late. K.P. Narayanappa, Residing at : No.392, "Prakrut", 4<sup>th</sup> Cross, Old Extension, Krishnarajapura Village and Post, Bangalore – 560 036.

For Amara Jyothi Educational Trust

K.N. Sathendra

- Trustee



**Standing Alert**

1. The authenticity of this Stamp certificate should be verified at [www.stampsamp.com](http://www.stampsamp.com) or using e-Stamp Mobile App (Stamp India).
2. Any discrepancy in the details on this Certificate should be available on the website / Mobile App, before it is used.
3. In case of checking the authenticity on the website of the non-Stamp India.
4. In case of any discrepancy please inform the Competent Authority.

ಈ ದಾಖಲೆಯು ಹಾಕಿಯನ್ನು ಸಂಪೂರ್ಣ ಅನುಮಾನದ  
ಸಂಖ್ಯೆ ೨(೨) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಾಖಲೆಯ ಹಾಕಿ  
Document Sheet



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

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಅಪಯೋಗಿಸಬಹುದು  
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-  
(GST EXTRA)

hereinafter called the 'LESSOR / OWNER' (Which term unless repugnant to the context shall mean and include his heirs, administrators, legal representatives executors and assigns) of the ONE PART and

**M/s. AMARA JYOTHI EDUCATIONAL TRUST** a Registered Trust under the Indian Trust Act, Situated at Devasandra, Krishnarajapura Hobli, Bangalore East Taluk, Bangalore – 560 036. Represented by its Trustee **Mrs. SUNANDA. K.N.**,

hereinafter called the 'LESSEE / TENANT' (Which term unless repugnant to the context shall mean and include his heirs, administrators, legal representatives executors and assigns) of the OTHER PART.

Whereas the Lessor herein is the sole and absolute owner of the portion of the premises which is more fully described in the Schedule hereunder and hereinafter referred to as the "**SCHEDULE PREMISES**" Whereas the Lessee has approached with the Lessor to Let-out the Schedule premises for his residential purposes under the following terms and conditions :-

**NOW THIS AGREEMENT OF RENT WITNESSETH AS FOLLOWS :-**

1. The Lessor Agrees to let out the Schedule premises to the Lessee on a monthly rent of **Per Square Feet Rs.20/-** of **Rs.1,20,000/- (Rupees One Lakh Twenty Thousand Only)** Whereas the Lessee has agreed to pay the said rent to the Lessor every month regularly.
2. The Lessee hereby agrees to pay the above said rent to the Lessor on or before 10<sup>th</sup> of every English Calendar month.
3. The Lessee should use the premises for their School purpose only.

The Rent agreement will be for a Locking period of **30 (Thirty) Years**.

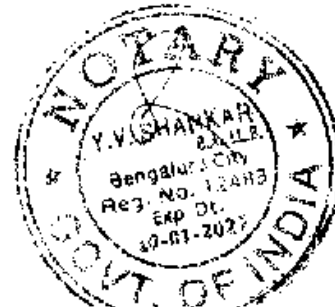
4. The Lessor should no sub-let, or under – let or deliver possession of the Schedule premises to any person in any manner.

For Amara Jyothi Educational Trust

*[Signature]*

K.N. Sunanda

Trustee





ಈ ದಾಖಲೆಯು ಹಾಲಿಯನ್ನು ಸಂಘದ ಅಧೀನದಲ್ಲಿ  
ಸಂಖ್ಯೆ 5(1) ರ ಪ್ರಕಾರ ಮಾರ್ಪಡಿಸಬಹುದು.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ  
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಾಖಲೆಯ ಹಾಳೆ  
Document Sheet



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

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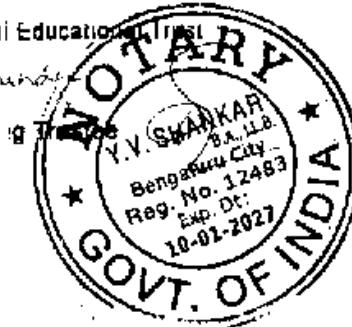
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(GST EXTRA)

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5. The Lessee should use the premises in good and tenantable conditions without, if the Lessee causes any damage the Lessor is allowed to deduct a mutually agreed amount from the Lessee's Deposit.
6. The Lessee has paid a sum of Rs.5,00,000/- (Rupees Five Lakhs Only) to the Lessor by way of online payment, before the under mentioned witnesses towards security deposit and the Lessor acknowledges the receipt of the same. This advance amount will be refundable by the Lessor to the Lessee at the time of termination of the lease and this amount shall not carry any interest.
7. The Lessee hereby agrees to pay the Electricity charges to the concerned authorities. If any arrears at the time of termination of this lease of the schedule premises the same will be deducted by the Lessor from the advance amount.
8. In case the Lessee does not pay the said rent to the Lessor continuously for two months, the Lessor is at full liberty to evict the Lessee from the Schedule premises.
9. The Lessee shall not sub-let or under-let the premises to any third party. And the Lessee shall maintain schedule premises in good and tenantable and conditions and hand over the vacant possession of the same condition on the termination of the Lease.
10. The Lessee shall vacate the schedule premises on a Two (02) Months notice from the Lessor, similarly the Lessee can vacate the premises after giving TWO (02) Months notice to the Lessor. In the event if the Lessee is committing any default in payment of Monthly rents continuously for 2 Months, the Lessor herein is entitled to take the possession of the premises.
11. The Lessor is at liberty to inspect the Schedule premises on all reasonable house with intimation to the Lessee.

For Amara Jyothi Educational Trust

*[Signature]* K. N. Srinivas





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

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12. That the Lessee shall maintain the Schedule premises in a good and tenantable conditions and shall not cause damages to any portion, in which case, the shall get it repaired at their cost and otherwise such repair costs will be deducted from out of the security deposit.

13. The Tenant has agreed to have completely white washed and get the premises painted at the time of vacating from the Schedule premises at his cost, if Lessee fails to do the cost of painting shall be deducted from the advance amount or Tenant bear by the One month Rent of Rs.1,20,000/-

### SCHEDULE PREMISES

All that piece and parcel of Portion of property Land in Sy No.4/2, Situated at DEVASANDRA, Krishnarajapura Hobli, Formerly Bangalore South Taluk, Now Bangalore East Taluk, Now comes Under the Limits of Bruhath Bengaluru Mahanagara Palike, Bangalore, Measuring : 0-05½ Guntas (5,989 Square Feet) Bounded on :

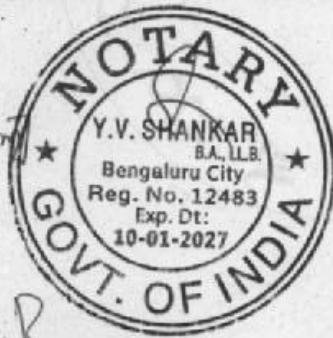
East by	:	Thoti Inamthhi Land,
West by	:	Private Property,
North by	:	Property of Munithayappa,
South by	:	Basavanapura Main Road.

In witnesses whereof, the Owner and Tenant herein affixed their respective signatures on this Rental Agreement on the day, month and the year above mentioned.

### WITNESSES:

1.

*Praveen*



2.

*Parvathi R*

*K.N. Srinivasa*  
LESSOR / OWNER  
(K.N. SRINIVASA)  
For Amara Jyothi Educational Trust

*K.N. Sunanda*  
LESSEE / TENANT  
M/s. AMARA JYOTHI EDUCATIONAL TRUST  
Rep by its Trustee Mrs. SUNANDA. K.N.

ATTESTED BY ME

*Y.V. Shankar*  
Y.V. SHANKAR, B.A., LL.B.  
ADVOCATE & NOTARY  
# 28, 'Rudramma Nilaya', 13th Cross,  
Kanakanagar, R.T. Nagar (Post),  
BANGALORE - 560032.

12 DEC 2022