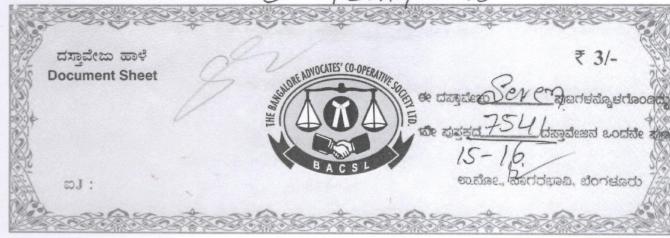
1-7541/15-16



## RENTAL AGREEMENT

This indenture of Agreement of Rent is made and executed on this 13th day of January 2016 by and between: -



## Mr. PUTTASWAMY GOWDA,

S/o Late. Hanumegowda, Aged about 64 years, residing at No. 150A, 2<sup>nd</sup> Cross, Near BEML Layout, Kamakshipalya, Bangalore-560 079.

Hereinafter called the 'LESSOR' (Owner) of the One Part,

## M/s. U.P. EDUCATION TRUST ®,

Having its office at No.20, 6th Cross, Hullalu, Sir.M.Veshveshwaraiah Layout, Manganahalli Cross, Bangalore-560 056, Represented by its Chairman Mrs. NAGARATHNA.

Hereinafter called the 'LESSEE' (Tenant) of the Other Part,

Whereas, the lessor has represented the lessee that he is the sole and absolute owner of the Property bearing Nos.9/119, 9A/119, 7/119, 30 & 30A/119, formed in converted Survey No.119, Katha No.319/119, situated at Hullalu Village, Yeshwanthapura Hobli, Bangalore North Taluk, now comes under the limits of BBMP, Ward No.130, Bangalore, measuring 4090 square meters, along with 320 squares building constructed thereon, which is morefully and particularly described in the schedule hereunder and hereinafter referred to as the SCHEDULE PROPERTY,

Page 1 of 4

For JANANI VIDYA MANDIRA

MANAGING TRUSTEE

र्तान क्रांतुक्त<u> 7541 तस्त</u>्र विश्वविश्वत <u>2</u> रोश कास

ಶು.ನೋ. ವಾಗರಭಾತಿ, ಪೆಂಗಚೂರು

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 M/s U.P. EDUCATION TRUST(R) REP BY ITS CHAIRMAN. Mrs. NAGARATHNA , ಇವರು 6600.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	6600.00	PAID IN CASH
ಒಟ್ಟು :	6600.00	

ಸ್ಥಳ

: ನಾಗರಭಾವಿ

ದಿನಾಂಕ: 13/01/2016

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

(ನಾಗರಭಾವಿ)

ಉಪ-ನೋಂದಪಾಥಿಕಾರಿ

ನಾಗರಭಾತಿ, ಬೆಂಗಳೂರು

Designed and Developed by C-DAC ,ACTS Pune.

Thanplakash.
MANAGING TRUSTEE



Whereas the Lessee who is in need of a property to run their M/s. U.P. EDUCATION

TRUST ® have approached the lessor for the lease of the entire schedule property and whereas the lessor has agreed to grant and the lease to the lessee and has agreed to accept, on lease the schedule property on the terms and conditions contained herein.

# NOW THIS INDENTURE WITNESSETH THE AGREEMENT BETWEEN THE TWO PARTIES AS FOLLOWS:

- The Lessor has handed over the Vacant possession of the schedule premises to the lessee with effect from 01.02.2014 to 31.01.2044.
- 2. The Lease of the schedule premises shall be for a period of 30 (Thirty) years i.e. up to 31.01.2044, if both the parties agreed to continue the same tenancy for the further period on the mutual consent fresh agreement will be made.
- 3. The Lessee shall pay a monthly rent of Rs.10,000/- (Rupees Ten Thousand Only) per month on or before the 10th day of each month.
- 4. The Lessee has paid a deposit of Rs.1,00,000/- (Rupees One Lakhs Only) as an advance, the said deposit shall be repayable in full without interest at the time of the termination of the lease.
- The Lessee has agreed to pay the Electric consumption charges according to the electric meter every month to the concern department.
- The Lessee shall take the responsibility of maintenance and upkeep of the schedule property.
- 7. The Lessor shall pay the Municipal taxes for the scheduled premises.
- 8. The Lessee is permitted to use the schedule premises for Education institute purpose in the name of M/s. U.P. EDUCATION TRUST ® subject to the laws in force from time to

Januar ET

Page 2 of 4

Vilindye

Janani Vidya Mandira Bangalore

For JANANI VIDYA MANDIRA

Thanglakash

## 

ात कुतुन्द्<u>य 754 प्रस</u>्वतंश्वतं <u>4</u> ते कुछ

Print Date & Time: 13-01-2016 11:29:49 AM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 7541

ಾನ್ಯೊ ವಾರರಭಾವಿ, ಪೆಂಗಟೊರು

ನಾಗರಭಾವಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ರಾಜಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 13-01-2016 ರಂದು 11:19:30 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1100.00
2	ಸೇವಾ ಶುಲ್ಕ	245.00
	ಒಟ್ಟು :	1345,00

ಶ್ರೀ M/s U.P. EDUCATION TRUST(R) REP BY ITS CHAIRMAN. Mrs. NAGARATHNA ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
कुर M/s U.P. EDUCATION TRUST(R) REP BY ITS CHAIRMAN. Mrs. NAGARATHNA			Carporal tries

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ ನಾಗರಭಾತಿ, ಖೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟಾ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s U.P. EDUCATION TRUST(R) REP BY ITS CHAIRMAN. Mrs. NAGARATHNA . (ಬರೆಸಿಕೊಂಡವರು)			-Hadagara Thurs
2	Mr.PUTTASWAMY GOWDA . (ಬರೆದುಕೊಡುವವರು)			Aggnus

FOR JANANINISTA MANDIRA

MANAGING TRUSTEE

MANAGING TRUSTEE

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ ನಾಗರಭಾಷಿ, ಪೆಂಗಳೂರು

Principal Jahani Vidya Mandira



time and shall have peaceful possession without interruption or disturbance by the Lessor.

- 9. The Lessee shall take the responsibility of maintenance and upkeep of the schedule property which is inclusive of white/colour washing and minor repairs.
- 10. The Lessee agrees not to sublet or part with the possession of the said schedule property or any part thereof without the written consent of Lessor.
- 11. The Lessee agrees not to make any structural alterations without the written consent of the Lessor.
- 12. The Lessee agrees to yield up the said premises at the end of the agreed period with the Lessor in good and tenantable condition subject to normal wear and tear.
- 13. Either party may terminate the Lease by giving not less than Two Years notice in writing.

#### SCHEDULE

All the peace and parcel of Property bearing Nos.9/119, 9A/119, 7/119, 30 & 30A/119, formed in converted Survey No.119, Katha No.319/119, situated at HULLALU VILLAGE, Yeshwanthapura Hobli, Bangalore North Taluk, now comes under the limits of BBMP, Ward No.130, Bangalore, measuring 4090 square meters, along with 320 squares of building constructed thereon and bounded on:-

\* \*

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East by

Road,

West by

Road.

North by

Private Property,

Private Property.

80uth by Many

Nonportation Page 3 of 4

FOR JANANI VIDYA MANDIRA Thaniplakas MANAGING TRUSTEE

Janani Vidya Mandira Bangalore

THE SUB-REGI

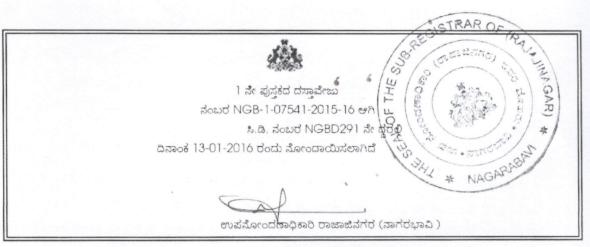
क्तर कार्युक्त <u>754 | प्रस्तुवीशकर्य 6</u> रोश कास

ಗುರುತಿಸುವವರು

ත ත්වෙ. සහේජනව, භ්රාජනවා

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	SUNIL NAGARABAVI II STAGE, BANGALORE-72	
2	BHANUPRAKASH U P NO. 80, 4TH CROSS, BYRAWESHWARA NAGAR, MANGANAHALLI CROSS, SIR M V LAYOUT, BANGALORE-56	Shanuplakash.

ಉಪ-ನೋಂದೇಕಾಥಕಾತ್ರಡ ನಾಗರಭಾತಿ, ಹೆಂಗಳೂರು



Designed and Developed by C-DAC, ACTS, Pune

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ ಶಾಗರಭಾತಿ, ಪೆಂಗಳೂರು

JANANI VIDYA MANGANA

Sharupakesh:
MANAGING TRUSTEE



In witness whereof the two parties have hereinto set their respective hands and seals on the day mentioned above.

Witnesses.

CBHANUPRAKASH. U.P) No. 80/ Ath Cross, Bylaveshidamagaes Manganahalli Ceasi, Sie, M.V. Layout Bangalose - 560056

LESSOR

Nagowethna

LESSEE

S.M. CHIKKALINGE GOWDA

Deed Writer D.W.L. No. 06/09-10. No. 18, "Sriranga", 13th Main, N.H.C.S. Layout Saraswathinagar, Bangalore - 560 040. © 9448070593, 23385943

MANAGING TRUSTEE

Bangalore

Page 4 of 4

ಈ ವಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ. The Karnataka State Registration and Stamps Department

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸಾವೇಜು ಹಾಳೆ Document Sheet

Official's Multipurpose Co-Operative Society Ltd. ಈ ದಸಾವೇಜು 🗥

ಈ ಹಾಳೆಯನು ಯಾವುದೇ ದಸಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any documents and 127

'ഇ.പ്ലെ, അറിറ്റുമെ, മീററ്റിക്കോ

## RECTIFICATION OF LEASE DEED

This Deed of Rectification of Lease made and executed on this the 14th day of June 2017 at Bangalore,

By:

Mr. PUTTASWAMY GOWDA,

S/o Late. Hanumegowda, Aged about 64 years, residing at No. 150A, 2nd Cross, Near BEML Layout, Kamakshipalya, Bangalore-560 079. 6

(hereinafter together called, referred to as the FIRST PARTY which term shall wherever the context so requires or admits shall mean include his heirs, legal representatives, administrators and assigns) of the one part.

IN FAVOUR OF

M/s. U.P. EDUCATION TRUST ®,

Having its office at No.20, 6th Cross, Hullalu, Sir.M.Veshveshwaraiah Layout, Manganahalli Cross, Bangalore-560 056, Represented by its Chairman Mrs. NAGARATHNA.

(hereinafter together called, referred to as the SECOND PARTY which term shall wherever the context so requires or admits shall mean include its heirs, legal representatives, administrators and assigns) of the Other part.

For JANANI VIDYA MANDO

MANAGING TRUST

Nagarathra

Page 1 of 3

**ಜೇ ತಸ್ತಕದ 1875** ದಸ್ತಾವೇಜನ <u>ನಿ</u>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 M/s U.P. EDUCATION TRUST(R) REP BY ITS CHAIRMAN Mrs.NAGARATHNA . ಇವರು 200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗ್ಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ

ಮೊತ್ತ (ರೂ.)

ಹಣದ ಪಾವತಿಯ ವಿವರ

ನಗದು ರೂಪ

200.00 PAID BY CASH

ఒట్టు:

200.00

: ನಾಗರಭಾವಿ

ದಿನಾಂಕ : 14/06/2017

ಉಪ ನೋರಿಹಣಾಧಿಕಾರಿ ವಾಗರಭಾವಿ, ಬೆಂಗಟೂರು

Designed and Developed by C-DAC, ACTS Pune.

For JANANI VIDYA MANDICIA Khanyplakest.

Janani Vidya Mandira Bangalore

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸಾವೇಜು ಹಾಳೆ **Document Sheet** 



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

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

कारण्डा. यस्तिवृत्ति, सुद्धानुबाति

## WITNESSETH AS FOLLOWS:

The First Party have Leased out the Property bearing Nos.9/119, 9A/119, 7/119, 30 & 30A/119, formed in converted Survey No.119, Katha No.319/119, situated at HULLALU VILLAGE, Yeshwanthapura Hobli, Bangalore North Taluk, now comes under the limits of BBMP, Ward No.130, Bangalore, measuring 4090 square meters, along with 320 squares of building constructed thereon, in favour of the Second Party, through registered Lease Agreement, which is registered as document No. NGB-1-07541/2015-16, of Book-I, stored in C.D. No.NGBD291, dated: 13.01.2016, in the office of the Sub-Registrar Nagarabhavi, Bangalore.



Whereas, in page No.1, of the above said Lease Agreement registered as document No. NGB-1-07541/2015-16, dated: 13.01.2016, while narrating the title of the Document it has been mentioned as Rent Agreement instead of Lease Agreement and the same is hereby rectified and shall be read as Lease Deed.

All other matters in the above said Lease Agreement, registered as document No. NGB-1-07541/2015-16, dated: 13.01.2016, remains unaltered.

This deed form part and parcel of Lease Agreement referred to above. The First Party have not received any consideration in this regard.

Nagorathra

FOR JANANI VIDYA MANDITA Shampeakash.

MANAGING TRUSTED

Janani Vidya Mandira Bangalore

Page 2 of 3

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Print Date & Time: 14-06-2017 02:00:05 PM

ನೇ ಪ್ರಸ್ತಕದ 1875 ದನಾಶೇಜನ 4 ನೇ ಪುಡ

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 1875

ಾ.ನೋ.. ಸಾರವಭಾವಿ, ಬೆಂಗಟುವು ನಾಗರಭಾವಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ರಾಜಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 14-06-2017 ರಂದು 01:55:38 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಪದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
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2	ಸೇವಾ ಶುಲ್ಕ	210.00
	్ క్రామ్ :	410.00

ಶ್ರೀಮತಿ M/s U.P. EDUCATION TRUST(R) REP BY ITS CHAIRMAN Mrs.NAGARATHNA ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ M/s U.P. EDUCATION TRUST(R) REP BY ITS CHAIRMAN Mrs.NAGARATHNA			Hogozatha

ನಾಗರಭಾಷ್ಟಿ**ಖೆಂದು** 

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಕಿಂ
1	M/s U.P. EDUCATION TRUST(R) REP BY ITS CHAIRMAN Mrs.NAGARATHNA . (ಬರೆಸಿಕೊಂಡವರು)			Nagovathonas
2	Mr.PUTTASWAMY GOWDA . (ಬರೆದುಕೊಡುವವರು)			Byones

ನಾಗರಭಾವಿ, ಪೆಂಗಳೂರು

For JANANI VIDYA MANDIRA

Dhaniplakasy. MANAGING TRUSTEE

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯವ ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರಿ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸಾವೇಜು ಹಾಳೆ Document Sheet



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

कोर कोन्द्रस्त 1875 त्र त्र त्र विस्तृ के रखते ह

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು 17-18 This sheet can be used for any document

ಬೆಲೆ: ರೂ. 2/-

# SCHEDULE

All the peace and parcel of Property bearing Nos.9/119, 9A/119, 7/119, 30 & 30A/119, formed in converted Survey No.119, Katha No.319/119, situated at HULLALU VILLAGE, Yeshwanthapura Hobli, Bangalore North Taluk, now comes under the limits of BBMP, Ward No.130, Bangalore, measuring 4090 square meters, along with 320 squares of building constructed thereon and bounded on: -.

East by

Road,

West by

Road,

North by

Private Property,

South by

Private Property.

To this effect is this Rectification Deed in evidence of execution whereof the First Party and the Second Party have signed hereunder on the day, month and year First above written.

::

WITNESSES: -

· SUB- SUB- STATE STATE

2.

Drafted by"

FIRST PARTY

NagozaTho

SECOND PARTY

Deed Writer D.W.L. No. 06/09-10. No. 18, "Sriranga", 13th Main, N.H.C.S. Layout Saraswathinagar, Bangalore - 560 040.

Janani Vidya Mandire Bangalore

MANAGING TRUSTEE

Q 9448070593, 23385943

ಗುರುತಿಸುವವರು

ವೇ ಪ್ರಸ್ತಕರ 1875 ರಸ್ತಾವೇಜನ 6 ನೇ ಪುಟ 17-18

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	SUNIL VUAYANAGAR, BENGALURU 560 040	
2	BHANUPRAKASH.P # 80/A, 4TH CROSS, BYRAVESHWARANAGAR, ULLALU ROAD. BENGALURU 560 056	Sharysakast

ಉಪ ನೋಂಡಚಾಡಿಸ್ಟ್ರಾರಿ ನಾಗರಭಾವಿ, ಖಂಗಚೂರು



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ NGB-1-01875-2017-18 ಆಗಿ

ಸಿ.ಡಿ. ನಂಬರ NGBD315 ನೇ ದ್ದರಲ್ಲಿ

ದಿನಾಂಕ 14-06-2017 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

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ಕಾಗರಭಾವಿ, ಶಂಗಣಕ್ಕ

Designed and Developed by C-DAC, ACTS, Pune

For JANANI VIDYA MANDIRA
Sharuplakash.

MANAGING TRUSTEE