

2019

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

ಈ ದಸ್ತಾವೇಜು.....ಭವಿರಕನಿಗಾಗಿರಲಾಗಿದೆ.

ನೀ ಧನ್ಯವಾದ.....ನೀ ಧನ್ಯವಾದ.....ನೀ ಧನ್ಯವಾದ.....

LEASE AGREEMENT

The Lease Agreement is made executed on this the 19th day of September 2019 at Nelamangala

Sri. N.L. Satish Kumar
Aged about 36yeras

Late. Lakshmanaiah N R
Opp . K E B office Nelamangala
Bangalore rural district.

Hereinafter called the **LESSOR/LAND LORD** of the One Part and

Smt.Sowmya K K Sri K K education trust secretary
Aged about 34 years
W/o Babu A
K K Nivas, Byraveshwara layout
Vajarahalli, Bangalore Rural district

Hereinafter called the **LESSEE/TENANT** of the Other Part

Whereas **Sri. N.L. Satish Kumar** is the absolute owner in peaceful possession and enjoyment of Land (ground) bearing (i) Khata No. 99/1, 99/7, 118/1, 117/11 measuring East to West : 158 Feet, North to south : 299 Feet, with buildings in First Block East to West : 51 Feet, North to south : 99 Feet, First and Second floor and First Second East to West : 26 Feet, North to south : 200 Feet, First and Second floor situated at Nelamangala town Channappa Badavane, Nelamanagala Taluk, Banagalore Rural

N.L. Satish Kumar

Secretary
Sri K K Education Trust



Print Date & Time : 20-09-2019 11:32:50 AM

7024
ಶ್ರೀ ಸತ್ಯನಂದನ ದತ್ತಾತ್ರೇಯ

ದತ್ತಾತ್ರೇಯ ಸಂಖ್ಯೆ : 7024

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ನೆಲಮಂಗಲ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-09-2019 ರಂದು 11:01:57 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1000.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	385.00
3	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	40.00
4	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	20.00
	ಒಟ್ಟು :	1445.00

ಶ್ರೀಮತಿ Sri. K K Education Trust secretary Sowmya K K W/o Babu A. ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ Sri. K K Education Trust secretary Sowmya K K W/o Babu A.			

ಶ್ರೀಮತಿ ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಶ್ರೀಮತಿ ನೋಂದಣಾಧಿಕಾರಿ
ನೆಲಮಂಗಲ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	Sri. K K Education Trust secretary Sowmya K K W/o Babu A. . (ಬರೆದುಕೊಂಡವರು)			
2	N. L. Sathish Kumar S/o Late Lakshmanaiah N. R. . (ಬರೆದುಕೊಂಡವರು)			

ಶ್ರೀಮತಿ ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಶ್ರೀಮತಿ ನೋಂದಣಾಧಿಕಾರಿ
ನೆಲಮಂಗಲ

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಚೀಟಿ : ರೂ. 2/-
(GST, EXTRA)

District totally measuring 47242 Sq Feet, R.C.C. roof building and width open space Open (open Field) thereon, which is morefully described in the schedule hereunder and hereafter refered to as the schedule property. out of which a portion which is morefully described in the schedule here under and here in after referred to as the schedule property.

The terms Lessor/Land Lord and the Lessee/tenant Where ever the context so applies shall mean and include their heirs, executers, administrators, legal representatives and assigns their respective parts.

The Schedule property being the self-earned property of the lessor/land lord the katha and other documents of the schedule property stands in the name lessor/Land Lord in the Office the Nelamangala Purasabhe Kasaba Hobli, Nelamangala Talu, Bangalore Rural District. and Lessor/Land Lord paying necessary taxes, cesses ttc, to concerned authorities.

Thus the Lessor/Land Lord became the absolute owner of the schedule property and he has got every right to alienate the same as his own property.

And whereas the Lessor/Land Lord herein desires to let-out Northern Portion of the Land with existing building thereon, which, measuring 47242 Sq Feet, which comprises of portion of building i.e. one portion Office building 4 portion of school building along with Open field/play ground for Running School on monthly rental basis and the Lessee/Tenant who are in need of property for running their school and approached the Lessor/Land Lord to Let out the schedule premises for running school on monthly rental basis or a

M. H. Satku

S. K. K. Education Trust
Secretary
Sri K K Education Trust



2

ಗುರುತಿಸುವವರು

7024
ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
9

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Babu A. S/o Ashwathaiiah Subhash Nagara, Nelamangala Town	Babu A.
2	Prakash G S. S/o Siddalah Channappa Badavane, Nelamangala Town	Prakash

ಶಾಸನೋದ್ದೇಶಧಿಕಾರಿ
ನಿಲಮಂಗಲ

<p style="text-align: center;"> 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ NMG-1-07024-2019-20 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ NMGD660 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 20-09-2019 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p style="text-align: center;">ಶಾಸನೋದ್ದೇಶಧಿಕಾರಿ (ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್, ನಿಲಮಂಗಲ)</p>	<p style="text-align: center;"> ಶಾಸನೋದ್ದೇಶಧಿಕಾರಿಗಳ ಮಹಾಜರು, ನಿಲಮಂಗಲ Seal of The Sub-Registrar Office, Nelamangala Bangalore Rural District ಬೆಂಗಳೂರು ಗ್ರಾಮಾಂತರ ಜಿಲ್ಲೆ</p>
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Designed and Developed by C-DAC, ACTS, Pune



period of (29) years which commencers from Date : 19-09-2019, under the following terms and conditions.

1). a) The Lessee/Tenant shall pay the monthly rent of Rs. 5,500/- (Rupees Five Thousand and Five Hundred Only) for 1 to 5 Year commencing from 19-09-2019 to 19-09-2024.

b) The Lessee/Tenant shall the monthly rent of Rs. 6,000/- (Six Thousand Only) for 2nd 5 year commencing from 19-09-2024 to 19-09-2029.

c) The Lessee/Tenant shall the monthly rent of Rs. 6,500/- (Six Thousand and Five Hundred Only) for 3rd 5 year commencing from 19-09-2029 to 19-09-2034.

d) The Lessee/Tenant shall the monthly rent of Rs. 7,000/- (Seven Thousand Only) for 4nd 5 year commencing from 19-09-2034 to 19-09-2039.

e) The Lessee/Tenant shall the monthly rent of Rs. 7,500/- (Seven Thousand and Five Hundred Only) for 5th 5 year commencing from 19-09-2039 to 19-09-2044.

f) The Lessee/Tenant shall the monthly rent of Rs. 8,000/- (Eight Thousand Only) for 6th 4 year commencing from 19-09-2044 to 19-09-2048.

2) The Lessee/Tenant hereby agreed to monthly rent on before 10th of every English Calander month by the way of cheque only.

N.L. Patil

3
S. K. K. K.
Secret
Sri K K K. K. K.



7044
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

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. K K Education Trust secretary Sowmya K K W/o Babu A. , ಇವರು 4040.00
ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚೆಲನ್	4020.00	Challan No CR0919003000388488 Rs.4020/- dated 20/Sep/2019
ರಸೀದಿ ಮೂಲಕ	20.00	Receipt Number 12888 dated 20/09/2019
ಒಟ್ಟು :	4040	

ಸ್ಥಳ : ನೆಲಮಂಗಲ

ದಿನಾಂಕ : 20/09/2019

ಉಪ-ನೋಂದಣಿ ಅಧಿಕಾರಿ
ನೆಲಮಂಗಲ
(ನೆಲಮಂಗಲ)

Designed and Developed by C- DAC ,ACTS Pune.

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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

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ಚೆಕ್. ರೂ. 2/-
(GST EXTRA)
7024

3) The Lessee/Tenant has paid a sum Rs. 50,000/- (Fifty Thousand Only) as refundable security Deposit by the way of Cheque No. 000601 Drawn on Bank Of Baroda, Nelamangala Branch. before the witnesses and Lesser/Land Lord hereby accepts the same and acknowledges the receipt of the said security deposit amount and it shall not carry any interest and it shall be refundable to the Lessee/Tenant of the time of Vacating the schedule promises.

4) The Lessee/Tenant shall pay the electricity/Power charges and water charges in respect of the schedule promises every month as per the consumption bill issued by the concerned department separately as per meter installed.

5) The Lessee/Tenant shall keep the rented property on good and tenantable condition during the subsistence of the rent.

6) The Lessee/Tenant shall allow the lesser/Land Lord or her agent/servant at all reasonable hours to entire upon the lease property and inspect the conditions of leased property.

7) The stipulated time for this transaction is 29 (Twenty Nine) Years. If both the parties are agreed to continue after the expiry of said lease period then the Lessee/Tenant shall pay New rent and Security Deposit at the time entering into a fresh Lease Agreement and shall be executed on prescribed Stamp Duty and Registration Fee under under the New terms and conditions.

N. L. Sat K

Secretary
Sri K K Education Trust

4

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

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ನೋ. ಶಾಸಕರದ ದಸ್ತಾವೇಜಿನಲ್ಲಿ ಶುಲ್ಕ (GST EXTRA)

8) The Lessor/Land Lord hereby agrees to Pay the Panchayath Taxes, cesses, etc... to the concerned department/Panchayathi Office at her own cost and risk.

9) The Lessee/Tenant shall use the Leased property for the purpose of Running School only.

10) The Lessee/Tenant shall not lease of sublease or sub-let the rented property during the period the period of lease to any person/s and shall not illegal/unlawful activities on the said schedule premises.

11) The Lessee/Tenants at liberty to apply and obtain necessary Additional Electric power for running said School from the BESCO at their own cost and the lesser/Land Lord hereby undertake that the shall sign all necessary papers/forms etc... by co-operating for all the reasonable times with Lessee/Tenant for procuring the said Electric Power.

12) The Lessee/Tenant is also hereby to apply necessary/License from the competent Government Department/Authority for Running above said school at their Own Cost and the Lessor/Land Lord hereby undertake that she shall sign all Necessary papers/forms etc... by co-operating for all the reasonable times with Lease/Tenant for procuring the said permission/Licence.

13) This Lease Agreement comes in to force from 19-09-2019

N. L. Senth K

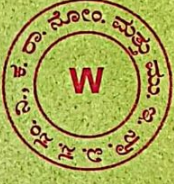
Secretary
Sri K K Education Trust

5

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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

SCHEDULE

All that piece and parcel of northern portion of Land (ground) bearing (i) Khata No. 99/1, 99/7, 118/1, 117/11 measuring East to West : 158 Feet, North to south : 299 Feet, with buildings in First Block East to West : 51 Feet, North to south : 99 Feet, First and Second floor and First Second East to West : 26 Feet, North to south : 200 Feet, First and Second floor situated at Nelamangala town Channappa Badavane, Nelamanagala Taluk, Banagalore Rural District totally measuring 47242 Sq Feet, R.C.C. roof building and width open space Open (open Field) there on and bounded on.

East By :- 118/2

West By :- 99/2, 6,3,4

North By:- 94

South By;- roads. no 100,117/4

N.L. Jant

Secretary
Sri K K Education Trust

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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ನೀ ವ್ಯಕ್ತಿಯ ದಸ್ತಾವೇಜಿನ ಬೆಲೆ: ರೂ. 2/-
(GST EXTRA)


In witness where of both the parties have signed their signatures to this Lease Agreement on the day month and year first above mentioned.

Witness :

1. 
Subhash Nagar
Nelamangala.


LESSOR / LAND LORD


Secretary
Sri K.K. Education Trust
LESSEE/TENANT

2. 
Fakirahlo Siddika
Channappa Kodavane
Nelamangala.

Drafted by

M.L. Chandrashekar

ಎಂ. ಎಲ್. ಚಂದ್ರಶೇಖರ್
ಡಿ.ಡಬ್ಲ್ಯು.ಎಲ್.ನಂ.61/2011-12
ನಂ. 3848, ಟಿ.ಎಸ್.ಆರ್. ಸ್ಟ್ರೀಟ್,
ನಲಮಂಗಲ, ಬೆಂಗಳೂರು ಗ್ರಾ.ಪಂ.
ಫೋನ್ : 9838902806