

This deed of lease made on this 4th day of October, 2017 at Ballari BETWEEN:

Sri. DARUR RAMESH S/o Darur Pullaiah aged about 47 Years, Resident of 92/4, City Press Compound, Ward No.16, Ballari-583101.... Herein after called as the LESSOR of the ONE PART

AND

SHREE VAGDEVI EDUCATIONAL TRUST, City Press Compound, Ballari-583101 represented by its founder / President / Chairman Smt. Neelima Darur w/o Darur Ramesh, aged about 40 Years Ballari ... Hereinafter called as the LESSEE of the OTHER PART.

THIS DEED WITNESSETH AS FOLLOWS:

acception 04.10.2017.

1. The Lessor is the absolute owner of the property situated in N.A. Survey No. 31 B/3B, Gonal Village, Ballari Taluk, Ballari District, more fully described in the Schedule. The Lessee is running an Educational Institution and it required schedule property for their Educational institution.

The Lessor desirous to let out the schedule property to the Lessee. The Lessee having agreed the same on the rent at a Yearly rent of Rs.60,000/- (Rupees Sixty Thousands Only) payable on the 4th day of ear succeeding that for which the rent is due. The Tenancy

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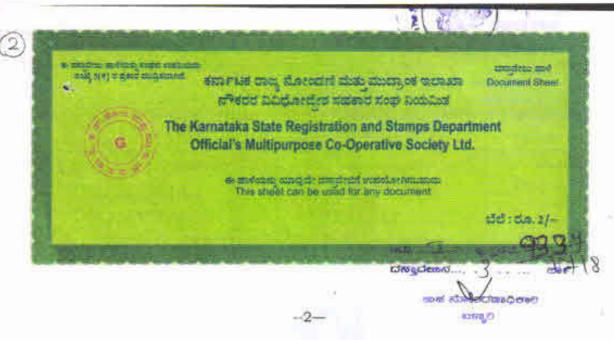
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City Press Compound, BALLARIOSS 101

KUKNOOR-583 Mr. Koppal Dist.

Head Master Samskruthi (Eng Med) Higher Primary School. Ward No. 17, B.Gonal, BALLARI



- The Lessor has received from the Lessee a sum of Rs.1,00,000/- (Rupees One Lakhs only) as interest free security deposit for the schedule property by cash/ cheque No. 230390 dated 4-10-2017 of I.D.B.I Bank, Parvathi Nagar Br., Ballari. And the Lessor has to return the said deposit amount of Rs.1,00,000/- to the Lessee at the time of taking vacant possession of the schedule property from the Lessee and after deducting any dues like rent, electricity charges etc.,
- 4. Whereas the parties hereto are desirous of deducing the Lease Agreement into writing and all the orally agreed terms and conditions are as follows:
- 5. The Lease is for a period of 29 Years (Twenty Nine Years) only commencing from 04.10.2017 and ending on 03.10.2046.

 The Lessee shall pay the rent on the 5th Day of October every year succeeding that for which rent is due.

The Lessee may raise a loan for the construction of the building on the schedule property, to run the educational institution and can further raise loan for working capital by depositing this deed of lease with any schedule bank any number of times during the lease period. After expiry of the lease period the possession of the schedule property is to be handed over as in the original.

8. That the lessee shall not make use the Schedule premises for any illegal or dangerous activities other than the school activities.

City Press Compound, BALLARI-583101

Samskruthi (Eng Med) Higher Primary School,

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Ward No. 17, B.Gonal, BALLARI

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Secretary

Shree Vagdevi Educational Trust

City Press Compound, BALLARI-583101. AFF. No. 830

GANGA CENTRAL SCHOOL

N. H.-4 CHITRADURGA ROAD, CONTROL HIRIYUR-577599

AFF, No. 830219, SCHOOL No. 35233

Head Master

जवाहर नवीद्य विद्यालय Primary School, जन्म KUKNOOR-583 27 Ward No. 17 R Const RALLARI

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9. That the lessee shall not assign, sub-let or part with the possession of the premises or any part thereof to any person or persons without prior permission in writing from the Lessor.

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- 10. That the Lessor shall pay all rents, taxes and other charges to the local authorities or government as levied on the property from time to time.
- 11. That the Lessee shall pay electricity, water and sanitary charges to the local authorities and other amounts with respect to the property.
- 12. That the Lessor and lessee shall not change any terms and conditions of this lease deed, without the prior permission from the lender bank. The Lessee may also undertake any major alterations etc., in the schedule property with the consent of the Lessor.
- 13. With the mutual consent of the lessor and lessee, the period of this Lease Deed may be extended, further for a mutually agreed period and such a renewed lease deed shall be registered.

SCHEDULE

Converted Agricultural Land into Non-Agricultural (as per Letter No. REV/LND/CON/249/2014-15 dt: 01.08.2015) situated in Land bearing Survey No.31 B/3B, Extent Measuring 04.50 acres. Ballari Gonal

Village, Ballari taluk, Ballari District.

PRINCIPAL GANGA CENTRAL SCHOOL N. H.-4 CHITRADURGA ROAD HIRIYUR-577599 No. 830219, SCHOOL NO.

Head Master

Samskruthi (Eng Med) Higher

जवाहर नवाद्य विथ्यालय Ward No. 17, B.Gonal, BALLARI awahar Navodaya Vidyalaya क कन्। KUKNOOR 582 222 कापाल जिला/ Koppal Dist. क्नीटक/ KARNATAKA

Shree Vagdevi Educational Trust

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GANGA CENTRAL SCHOOL N. H.- 4 CHITRADURGA ROAD. HIRIYUR-577599

AFF, No. 830219, SCHOOL No. 45235

Shree Vagdevi Educational Trust

City Press Compound, BALLARI-583101.

Head Master Samskruthi (Eng Med) Higher

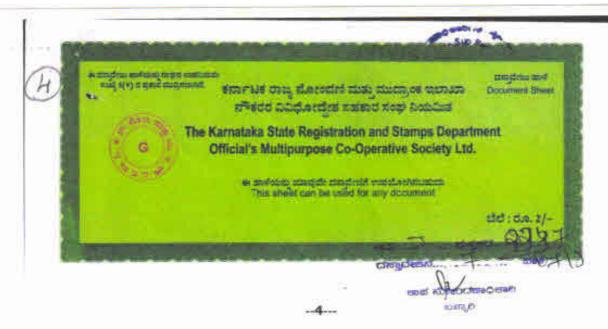
प्रधानाचार/ PRINCIPAL Primary School, जवाहर नवीद्य विध्यालय Ward No. 17, B.Gonal, BALLARI WUKNOOR-583 232,

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BOUNDARIES:

Survey No.31/B3C and Survey No.26 Land East :

Survey No.31/B3/A Land West:

North: Survey No.29 Land

South: Survey No.99 and Ballari - Rupanagudi Road.

This Lease Deed executed on the date, month and year mentioned above at Ballari, and both the Lessor and the Lessee put their signatures with their free will, and consent in the presence of witness.

WITNESSES :

Signature of the Lessor

Signature of the Lessee.

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N. H. 4 CHITRADURGA ROAD, HIRIYUR-577599 AFF No. 830215, SCHOOL (a)

PRINCIPAL GANGA CENTRAL SCHOOL

Shree Vagdevi Edecational Trust

City Press Compound. BALLARI-583101.

प्रधानाचार्यं PRINCIPAL Samskruthi (Eng Med) Higher नवाहर नवाह्य विद्यालय Primary School,

KUKNOOR-583 232Ward No. 17, B.Gonal, BALLARI

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By Shree Vogdevi Educational Trust , Represented by its Founder/President/Chairman Smt. Neetima Darur W/o Darur Ramesh . ಇವರು 4800.00 ರೂಪಾರುಗಳನ್ನು ನಿಗದಿತೆ ಮುದ್ರಾಂಕ ಕುಲ್ಕವಾಗಿ ವಾವತಿಸಿರುವರನ್ನು ದೃಶಿಕರಿಸಲಾಗಿದೆ

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Shree Vagdevi Educational Trust

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Head Master

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