

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

₹ 3/-



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ಈ ದಸ್ತಾವೇಜು... 13... ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ

1.00 ರವೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ... 7645

2023-24

LEASE DEED

THIS DEED OF LEASE is made on this Fourth Day of September Two Thousand Twenty Three 2023 (04-09-2023).

BETWEEN:

1) Sri. N. JAYARAJU,
Aged about 62 years,
S/o. Late. K.R. Nanjappa Reddy,
Aadhaar No. 9472 9241 7715.

2) Smt. R. NIRMALA,
Aged about 55 years,
W/o. Sri. N. Jayaraju,
Aadhaar No.8041 7031 1163.

Both are R/at. #260, 19th 'C' Cross,
Near Railway Gate, Kaggadasapura,
C.V. Raman Nagar, Bangalore- 560093.

...LESSOR/OWNER

Herein after referred as the "LESSOR/OWNER" Which term where ever the context so requires is deemed to include their/ heirs, nominees, assigns, legal representatives and successors- in- interest of the ONE PART:

N. Jayaraju

R. Nirmala

Rajulkeetha

ಶ್ರೀ ವೈದ್ಯಕೀಯ ಸಂಸ್ಥೆ 7645
2023-24 ✓



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Mr J.DEEPAK represents NJDR EDUCATIONAL AND CHARITABLE TRUST S/o Sri. N. Jayaraju ಇವರು
₹1,17,000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ವ್ಯಕ್ತಿ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	1,17,000.00	Online Challan Reference Number RG0923000002645767AB Dated:04/09/2023
Total:	1,17,000.00	

ಸ್ಥಳ : ಕೃಷ್ಣರಾಜಪುರಂ

ದಿನಾಂಕ: 04/09/2023



ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು
ಕೆ.ಆರ್. ಪುರಂ, ಬೆಂಗಳೂರು.



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2023-24 ✓

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AND

"NJDR EDUCATIONAL AND CHARITABLE TRUST" (Regd) a Trust
Registered under Indian Trust Act. Rep. by its Trustees:

1. **Mr. J.DEEPAK,**
S/o. Sri. N. Jayaraju,
Aged about 36 years,
Residing at No. 260, 19th 'C' Cross,
Near Railway Gate, Kaggadasapura,
C.V. Raman Nagar, Bangalore 560 093.
Aadhaar No. 8362 0267 8070.
2. **Mr. J. RAJIVA SUKEERTI,**
S/o. Sri. N.Jayaraju,
Aged about 30 years,
Residing at No. 260, 19th 'C' Cross,
Near Railway Gate, Kaggadasapura,
Bangalore -560 036.
Aadhaar No. 9984 5275 4549.

Hereinafter referred to as the " FOUNDER " and "CO-FOUNDER"/TENANTS as
which statement shall unless it be repugnant to the context or meaning thereof, be
deemed to mean and include their heirs, executors, administrators and legal assigns;

N. Jayaraju
R. Nirmla

Jayak
Rajivakeerti




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2023-24

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- KRI-1-07645-2023-24

ಕೃಷ್ಣರಾಜಪುರಂ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 04/09/2023 ರಂದು 02:40:19 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ




ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	19,500.00
2	ಸೇವಾ ಶುಲ್ಕ	420.00
3	ಹೆಚ್ಚುವರಿ ನೋಂದಣಿ ಶುಲ್ಕ	2,200.00
4	ಹೆಚ್ಚುವರಿ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	13,000.00
	ಒಟ್ಟು	35,120.00

Mr .J.DEEPAK represents NJDR EDUCATIONAL AND CHARITABLE TRUST S/o Sri. N. Jayaraju ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Mr .J.DEEPAK represents NJDR EDUCATIONAL AND CHARITABLE TRUST S/o, Sri. N. Jayaraju , 36, Resident of: No. 260, 19th 'C' Cross, Near Railway Gate, Kaggadasapura, C.V. Raman Nagar, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560093 (Presenter)		 Left Thumb	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕೆ.ಆರ್. ಪುರಂ, ಬೆಂಗಳೂರು.

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Mr .J.DEEPAK represents NJDR EDUCATIONAL AND CHARITABLE TRUST S/o Sri. N. Jayaraju, , 36, Resident of: No. 260, 19th 'C' Cross, Near Railway Gate, Kaggadasapura, C.V. Raman Nagar, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560093 (Claimant)		 Left Thumb	

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕೆ.ಆರ್. ಪುರಂ, ಬೆಂಗಳೂರು.



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2023-24 ✓







WHEREAS, the Lessors are the owners of the Vacant immovable property bearing (1) Sy. No. 44/1, measuring 6576.14 Square mtrs, bearing E- Khata No. 150200400100820722, converted from Agricultural to Non Agricultural purpose vide Conversion order bearing No. ALN (EBB) SR 216/2022-23, Dated: 31-12-2022, issued by the Deputy Commissioner, Bangalore (2) Sy. No. 44/6, measuring 4148.03 Square mtrs, bearing E- Khata No. 150200400100820723, converted from Agricultural to Non Agricultural purpose vide Conversion order bearing No. ALN (EBB) SR 215/2022-23, Dated: 31-12-2022, issued by the Deputy Commissioner, Bangalore (3) Sy. No. 72/1, measuring 7264.34 Square mtrs, bearing E- Khata No. 150200400100820724, converted from Agricultural to Non Agricultural purpose vide Conversion order bearing No. ALN (EBB) SR 34/2022-23, Dated: 03-01-2023, issued by the Deputy Commissioner, Bangalore All are Situated at Hirandahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore, and after mutual negotiations the Lessors/owners has agreed to lease/ let out the said premises to the Lessees/ Tenants, which is more-fully described in the schedule hereunder.


NOW IT IS HEREBY AGREED BY AND BETWEEN BOTH THE PARTIES HERETO AS FOLLOWS :

- 1) The Lessor/ Owner doth hereby confirm having given to the Lease and the essee/ Tenant doth hereby confirm having taken over possession of the said premises this day, completely payable with effect from 04-09-2023 on a monthly rent of Rs.2,00,000/- (Rupees Two Lakhs Only) payable on or before 1st of each month.
- i) A sum of Rs.1,00,000/- (Rupees One Lakh Only) in favor of Lessor No.1, Sri. Jayaraju.

N. Jayaraju
R. Nirmala


Rajsukeetha

2	Mr J. RAJIVA SUKEERTI represents NJDR EDUCATIONAL AND CHARITABLE TRUST S/o Sri. N.Jayaraju, , 30, Resident of: No. 260, 19th 'C' Cross, Near Railway Gate, Kaggadasapura, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560093 (Claimant)		 Left Thumb	Rajisukeerti.T
3	Sri .N. JAYARAJU S/o Late. K.R. Nanjappa Reddy, , 62, Resident of: No.260, 19th 'C' Cross, Near Railway Gate, Kaggadasapura, C.V. Raman Nagar, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560093 (Executant)		 Left Thumb	N Jayaraju
4	Smt .R. NIRMALA W/o Sri. N. Jayaraju, , 55, Resident of: No.260, 19th 'C' Cross, Near Railway Gate, Kaggadasapura, C.V. Raman Nagar, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560093 (Executant)		 Left Thumb	R.Nirmala


 ಉಪನಿರ್ದೇಶಕರು
 ಕೆ.ಆರ್. ಪುರಂ, ಬೆಂಗಳೂರು.
 ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು
 ಕೆ.ಆರ್. ಪುರಂ, ಬೆಂಗಳೂರು.

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	Vigneshwaran B S/o Babu S (Identifier)	.K R Puram, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560036	Vignesh
2	Venugopal K C S/o Chandra K V (Identifier)	.Kaggadasapura, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560093	Venugopal


 04/09/23
 ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು
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- ii) A sum of Rs.1,00,000/- (Rupees One Lakh Only) in favor of Lessor No.2, Smt. Nirmala.
1. The tenancy commences by the 1st day of the English calendar month and ends on the last day of the same English calendar month.
 2. The said premises shall be used only for running Educational Institutions by the Lessee/Tenant "NJDR EDUCATIONAL AND CHARITABLE TRUST" directly or in association with any other organizations.
 3. The said Lease/ Tenancy is to come into force from 04-09-2023 to 03-09-2053 and shall be in force for a period of Thirty Years, from the date of commencement unless terminated as provided herein below and renewable after mutual negotiations.
 4. The Lessee/ Tenant in pursuance of this lease/ Rental agreement paid to the Lessor/Owner an interest free security deposit of Rs. 15,00,000/- (Rupees fifteen Lakhs Only) in the following Manner;
 - a) A sum of Rs.7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only) by way of Cheque bearing No.000027, dated 04-09-2023, Drawn on HDFC Bank, C.V Ramannagar Branch, in favor of Lessor No.1.
 - b) A sum of Rs.7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only) by way of Cheque bearing No. 000028, Dated 04-09-2023, Drawn on HDFC Bank, C.V Ramannagar Branch, Bangalore in favor of Lessor No.2. The Lessor/owner hereby acknowledges the receipt of the same.

N. Jayaraj
R. Nirmala

Rajateethi

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2023-24 ✓



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು

ಸಂಖ್ಯೆ KRI-1-07645-2023-24 ಆಗಿ

ದಿನಾಂಕ 04/09/2023 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ

ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.

೨. ೨ 04/09/2023.

ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಕೃಷಿ ರಾಜ್ಯಪರಂ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕೆ.ಆರ್. ಪುರಂ, ಬೆಂಗಳೂರು.





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2023-24 ✓

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5. The amount of Security Deposit collected by the Lessor/Owner shall be returned to the Lessee/Tenant on termination of this agreement or otherwise, Lessee/Tenant has handed over the vacant possession of the said premises
6. The Lessee/Tenant agrees to permit the Lessor/Owner or his agent to enter in the said premises at all reasonable times on receipt of prior intimation (except in an emergency) from the Lessor/ Owner for the purposes of viewing the condition of the said premises.
7. The Lessee/Tenant further agrees to deliver the said premises at the end of sooner determination of the said terms and fixtures in such repair order and condition as is consistent with the covenants and conditions on the part of the Lessee/ Tenant contained herein.
8. The Lessee/Tenant agrees that he will not pledge the schedule property as security to any Bank, K.S.F.C. or any financial institutions or third parties in any manner.
9. The Lessee/Tenant shall pay rent by way of Cheque/RTGS in the name of the authorized person or the Lessor/Owner as follows:
 - ii) A sum of Rs.1,00,000/- (Rupees One Lakh Only) in favor of Lessor No.1, Sri. Jayaraju.

N. Jayaraju
R. Nirjala

Rajukanti



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- iii) A sum of Rs.1,00,000/- (Rupees One Lakh Only) in favor of Lessor No.2, Smt. Nirmala.
- 10.The Lessee/Tenant shall vacate the schedule property in the agreed period failing to do so the Lessor/ Owner will forfeit the security deposit.
- 11.The Lessee/Tenant agrees to pay the electrical and water charges regularly during the period tenancy and the Lessor/Owner shall pay the property tax etc in time to the authorities.
- 12.The Lessee/ Tenant shall not assign / transfer / sublet or part with possession of the schedule premises or any part thereof to anyone else without prior written permission from the Lessor/ Owner.
- 13.The Lessee/ Tenant shall not enter into a partnership with the third parties except his family members i.e., (wife and his children) or induct co-tenant or to let out any portion to any third parties.
- 14.The Lessee/ Tenant shall use the schedule premises for the purpose of running of aforesaid Institute within the schedule premises.
- 15.The Lessee/ Tenant shall not cause any Nuisance such as noise or air pollution as per the provisions of the Pollution Control Act.
- 16.The lessee/ Tenant shall not change the nature of the business without the consent of the Lessor/ Owner.

N. Jayaraju
R. Nirmala

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Rajsekethi



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17. The Lessee/ Tenant shall not put up any advertising boards except the Name plate of his business,
18. The Lessee/Tenant shall put up any construction / alteration or addition in the schedule premises with the consent from the Lessor/ Owner.
19. It is mutually agreed by both the parties hereto before the expiry of the Lease/Tenancy period this agreement can be terminated by giving minimum of three months notice. The Lessor/Owner shall give time for the Lessee/Tenant to function the pre-school activities till end of the academic year.
20. The period of lease/ Tenancy can be renewed at the end of this lease /Tenancy after mutual negotiations with enhanced rent.

SCHEDULE

Item No. 1

All that piece and parcel of the Property bearing Sy. No. 44/1, measuring 6576.14 Square mtrs, bearing E- Khata No. 150200400100820722, Situated at Hirandahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore, converted from Agricultural to Non Agricultural purpose vide Conversion order bearing No. ALN (EBB) SR 216/2022-23, Dated: 31-12-2022, issued by the Deputy Commissioner, Bangalore and bounded on:

East by : Land bearing Sy. No. 44/2, 44/3, & 44.4

West by : Land bearing Sy. No. 42 & 43

North by: Land bearing Sy. No. 41,

South by : Land bearing Sy. No. 72/1,

N. Jayaraj

R. Nirmala

Frank
Rajuteethi

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2023-24 ✓

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Item No.2,

All that piece and parcel of the Property bearing Sy. No. 44/6, measuring 4148.03 Square mtrs, bearing E- Khata No. 150200400100820723, Situated at Hirandahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore, converted from Agricultural to Non Agricultural purpose vide Conversion order bearing No. ALN (EBB) SR 215/2022-23, Dated: 31-12-2022, issued by the Deputy Commissioner, Bangalore and bounded on:

East by : Land bearing Sy. No. 45,
West by : Land bearing Sy. No. 44/1,
North by: Land bearing Sy. No. 44/4, 44/5,
South by : Land bearing Sy. No. 72/1,

Item No.3,

All that piece and parcel of the Property bearing Sy. No. 72/1, measuring 7264.34 Square mtrs, bearing E- Khata No. 150200400100820724, Situated at Hirandahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore, converted from Agricultural to Non Agricultural purpose vide Conversion order bearing No. ALN (EBB) SR 34/2022-23, Dated: 03-01-2023, issued by the Deputy Commissioner, Bangalore and bounded on:

East by : Land bearing Sy. No. 72,
West by : Naale,
North by: Land bearing Sy. No. 44/3
South by: Land bearing Sy. No. 72/2,

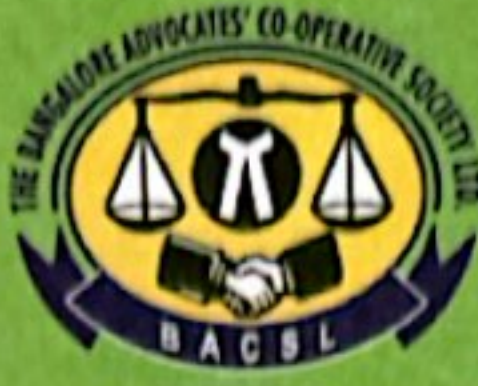
N. Jayaraj
R. Nirumala

Jayaraj

Rajsukeerti

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2023-24 ✓

IN WITNESS WHERE OF, both the parties to the deed have signed here under this Lease/Tenancy agreement on this day as mentioned above in presence of the witnesses.

WITNESSES:-

1. Vignesh

Vignesh

K.R. Puram

Bengaluru-560036

2. Vignesh

19M Cross

K.R. Puram-93

N. Jayaraj

R. Nirumala

LESSOR/OWNER.

[Signature]

Rajukeshi T
LESSEE/TENANT.

Drafted by

[Signature]

MANJUNATH REDDY, B.A., LL.B.,
T. SHOBHA REDDY, B.SC., LL.B.,
Advocate

08, Megacity BEML Layout Road,
Maragondanahalli Main Road,
K.R. Puram (P), Bangalore - 560 036
Ph: 9845520830