



ಎ. L/6:

ಉದ್ದೇಶ... 13 ಮುದ್ದಾರ್ಥಕ್ಕು ಮುದ್ದಾರ್ಥಕ್ಕು

ಉದ್ದೇಶ ಮುದ್ದಾರ್ಥಕ್ಕು ಮುದ್ದಾರ್ಥಕ್ಕು 7645

LEASE DEED

2023-24

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

N. Jayaraju
R. Nirmala

ಒಂದು ಸ್ಟಾಪ್ ಮುದ್ರೆ ನಂ... 7645
2023-24



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನ್ಯಾಂಡಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ವ್ಯಾಪಾರ ವರ್ತ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದುಯ ಕಲಂ 10 ಅಡಿಯಲ್ಲಿಯ ವ್ಯಾಪಾರ ವರ್ತ

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

| ವರ್ತ | 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 | |

ಸ್ಟಾಪ್ : ಕೃಷ್ಣರಾಜಪುರಂ

ದಿನಾಂಕ: 04/09/2023

ಉವು ನ್ಯಾಂಡಣಿ ಮತ್ತು ಯುತ್ತಾ ಅಧಿಕಾರ
ಹಿರಿಯ ಉಪಾಧ್ಯಕ್ಷ ಮಹಿಳೆಯಾರಿ
ಕ.ಆರ್.ಘರ್ಡಂ, ಬೆಂಗಳೂರು.





ರ್ಹ K/6:

ಜಾತಿಕ್ವಿದ್ವಾರ್ತಾ 7645

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. Nirmala

Jayaraju
Rajiv Sukeerti

ಕರ್ನಾಟಕ ಪ್ರಾಂತ್ಯದ ಸಂಖ್ಯೆ 7645

2023-24

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

ಕರ್ನಾಟಕ ಪ್ರಾಂತ್ಯದ ಸಂಖ್ಯೆ 7645 ದಿನಾಂಕ 04/09/2023 ರಂದು 02:40:19 ಗಂಟೆಗೆ ಈ ಕಳಗೆ ವಿವರಗಳನ್ನು ತುಳುದೊಂದಿರೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ | ರೂ. ಪ್ರ. |
|-------------|-------------------------|-----------|
| 1 | ನೋಂದಣಿ ತುಲ. | 19,500.00 |
| 2 | ಸೇವಾ ತುಲ. | 420.00 |
| 3 | ಹೆಚ್ಚುವರಿ ನೋಂದಣಿ ತುಲ. | 2,200.00 |
| 4 | ಹೆಚ್ಚುವರಿ ಮುದ್ರಾಂಕ ತುಲ. | 13,000.00 |
| | ಒಟ್ಟು | 35,120.00 |

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

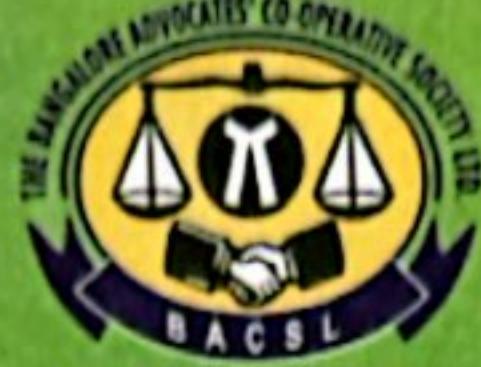
| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೋ | ಹಬ್ಬಿನ ಗುರುತು | ಸಹಿ |
|-------------|--|---|---|---|
| 1 | Mr .J.DEEPAK represents NJDR EDUCATIONAL AND CHARITABLE TRUST S/o, Sri. N. Jayaraju , 36, Resident of: No. 260, 19th 'C' Cross, Near Railway Gate, Kaggadasapura, C.V. Raman Nagar, Bengaluru East, BENGALURU URBAN,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

ಉವನೋಂದಣಾಧಿಕಾರಿ
ಹಿರಿಯ ಉಪಕಾರ್ಥಿಯವರು
ಕ.ಆರ್.ಘರಂ, ಬೆಂಗಳೂರು.

ದಸ್ತಾವೇಜು ಬರದುಕೊಟ್ಟಿರುವುದುಂಟಿಂದು ಒಮ್ಮೆಕೊಂಡಿರುತ್ತಾರೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೋ | ಹಬ್ಬಿನ 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) |  |  |  |

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕ.ಆರ್.ಘರಂ, ಬೆಂಗಳೂರು.



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ತಾತ್ಕಾಲಿಕ ನಂ. 7645

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


Rajukeetha

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2023-24

| | | | | |
|---|---|---|---|---------------------|
| 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) |  |  | <i>Rajiveerti's</i> |
| 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) |  |  | <i>N Jayaraju</i> |
| 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) |  |  | <i>R. Nirmala</i> |

ಗುರುತಿಸುವವರು

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

04/09/23
ಹಿರಿಯ ಪ್ರಾಂತೀಯ ಪ್ರಾಧಿಕಾರಿ
ಕ.ಆರ್.ಪ್ರಾಂತೀಯ, ಬೆಂಗಳೂರು.



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2023-24

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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. Jagadeesh
R. Nirmala

பாக
Rajuteeti

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7645
2023-24



ನೇ ಪ್ರಸ್ತರದ ದಾಖಲೆ

ನಂಬರ್ KRI-1-07645-2023-24 ಆಗಿ

ದಿನಾಂಕ 04/09/2023 ರಂದು ನೋಂದಾಯಿಸಿ ವೀದುನಾನ್ ಮಾಡರಿಯಲ್ಲಿ

ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ತೆಗೆದಿದೆ.

a. a 04/09/2023.

ಉವನೋಂದಣಾಧಿಕಾರಿ

ಕೃಷ್ಣ ರಾಜಪ್ಪಾರ್ ನೋಂದಣಾಧಿಕಾರಿ

ಕ.ಆರ್.ಪುರಂ, ಬೆಂಗಳೂರು.





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೯ ನೇತ್ತಿ ದಾಖಲೆ ನಂ. ೭೬೪೫

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. Nirmala

Appd

Rajsekhi



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2023-24 ✓

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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.

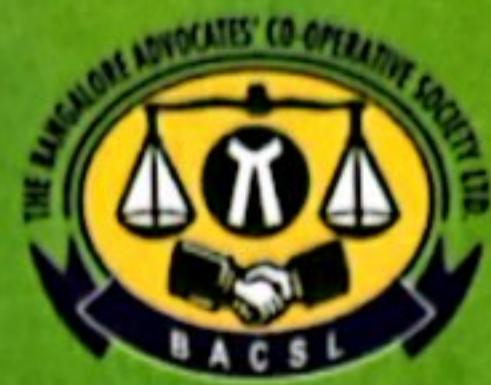
14. The Lessee/ Tenant shall use the schedule premises for the purpose of running of aforesaid Institute within the schedule premises.

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. Jagaraju
R. Nirmala

Appat
Rajsekhar



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2023-24

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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. Jayashri

R. Nirmala

Appak

Rajshree



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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. *Tanya Riju*
R. *Nirmala*

Appat
Rajsekhti



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13th August 2023, 7645
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

Bangalore - 560036

2. Vamshi

Vamshi

Kaggaluru.
Bom - 93

N. Jayaraju

R. Nirmala

LESSOR/OWNER.

Appat

Rajskkeethi - T
LESSEE/TENANT.

Drafted by

Reddy

**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**

BK-W-534

ಕರ್ನಾಟಕ ಹಾಳೆಯನ್ನು ಸಂಭಾದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಕ್ರಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ದಸ್ತಾವೇಚ ಹಾಳೆ
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮತ



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

ಕರ್ನಾಟಕ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಚಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಓ ದಸ್ತಾವೇಚು 2024-25ನೇ
ಚಿಲೆ : ರೂ.3/- ನೇ ರೂಪಾಯಿ 534/2024-25ನೇ
(ಜೀವಿಸಾಟ ಸೇರಿ) ದಸ್ತಾವೇಚನ ಒಳಗೊಂಡ ಪತ್ರ

SUPPLEMENTARY DEED

ಉನ್ನತಿ ವಿಜಯನಗರ

This **SUPPLEMENTARY DEED** is made and executed on this **Twelfth Day of March, Two Thousand Twenty Five (12-03-2025)** by and between:

PARTIES

LESSOR/OWNER:

1. **Sri. N. Jayaraju**, aged about 62 years, S/o. Late. K.R. Nanjappa Reddy, holding Aadhaar No. 9472 9241 7715, and
2. **Smt. R. Nirmala**, aged about 55 years, W/o. Sri. N. Jayaraju, holding Aadhaar No.8041 7031 1163, residing at No. 260, 19th 'C' Cross, Near Railway Gate, Kaggadasapura, C.V. Raman Nagar, Bangalore-560093

(Hereinafter referred to as "the Lessor/Owner" or collectively as "First Parties").

LESSEE/TENANTS

1. **Sri. N. Jayaraju**, Rep by **NJDR TRUST TRUSTEE** aged about 62 years, S/o. Late. K.R. Nanjappa Reddy, holding Aadhaar No. 9472 9241 7715, and
2. **Smt. R. Nirmala**, Rep by **NJDR TRUST TRUSTEE** aged about 55 years, W/o. Sri. N. Jayaraju, holding Aadhaar No.8041 7031 1163, residing at No. 260, 19th 'C' Cross, Near Railway Gate, Kaggadasapura, C.V. Raman Nagar, Bangalore-560093

(Hereinafter collectively referred to as "the Trustees of NJDR Trust" or "Second Parties").

N Jayaraju
R. Nirmala

N. Jayaraju

R. Nirmala

534 / 2024-25ನೇ ಚಾಲ್ಚೆಂಟ್ ನಿಂದೆ ಶ್ರೀ ಶ್ರೀ

ಉನ್ನತಿ ವಿಜಯನಗರ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Sri.N. Jayaraju, Rep by NJDR TRUST TRUSTEE S/o Late. K.R. Nanjappa Reddy ಇವರು ₹500.00

ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಅಲ್ಲವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಷ್ಟಿಸಲಾಗಿದೆ.

| ಪ್ರಕಾರ | ಮೌತ್ತ (ರೂ.) | ಹಣದ ಪಾವತಿಯ ವಿವರ |
|-----------|-------------|--|
| E-Payment | 500.00 | Online Challan Reference Number RG0325000016597568 Dated:14/03/2025 |
| Total: | 500.00 | |

ಸಂಖ್ಯೆ: ವಿಜಯನಗರ

ದಿನಾಂಕ: 14/03/2025

ಉಪ ನೋಂದಣಿ ವಿಶ್ವಾಸಾರ್ಥಕ ಅಧಿಕಾರಿ
ವಿಜಯನಗರ ಪ್ರಮಾಣ ಪತ್ರ.

ಈ ದಸ್ತಾವೇಚ ಹಾಳೆಯನ್ನು ಸಂಖ್ಯಾತ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮತ

ದಸ್ತಾವೇಚ ಹಾಳೆ
Document Sheet



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

ತಾಂತ್ರಿಕ ಪತ್ರ ಇಲಾಖೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಚಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ.3/-
(ಬೆಲೆಯ ಸೇರಿ)

WHEREAS:

1. A Lease Deed was executed on **Fourth Day of September, Two Thousand Twenty Three (04-09-2023)** vide Document No.7645/2023-24 between the Lessor/Owner and NJDR Educational and Charitable Trust which is now known as NJDR Trust as Amended as on **16-07-2024**, vide Document No.MDP-4-00166/2024-25.
2. The parties to this Deed have resolved and agreed to formally confirm the change in the name of the Trust from **NJDR Educational and Charitable Trust** to **NJDR Trust**.
3. The parties acknowledges that then are aware of the **Amendment to the Trust Deed** executed on **05/09/2022**, wherein **Mrs. Nirmala R** and **Mr. N. Jayaraju** expressed their desire to continue the said Trust, and thus, an Amendment to the Trust Deed was executed to incorporate necessary alterations/amendments, while not affecting the original object of the Trust.
4. The parties acknowledges the **Amendment of Trust Deed** was executed in accordance with the decision to continue the Trust and such amendment does not affect or alter the original object or intention of the Trust as per the original Trust Deed dated **05/09/2022**.
5. The parties to this **SUPPLEMENTARY DEED** further acknowledge that the **Amendment to the Trust Deed** will be duly registered with the **Sub-Registrar's Office** and such amendment shall have the same force and effect as the original Trust Deed.

N Jayaraju
R. Nirmala

N Jayaraju
R. Nirmala

ವಿವೇ ವ್ಯವಸ್ಥೆ 534 / 2024-25ನೇ ದಾಖಲೆಯ ನಿಂದಿನ ವಿವರಗಳು

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- VJN-4-00534-2024-25

ಉ.ನೋ. ವಿವರಗಳೆಗೆ

ವಿವರಗಳನ್ನು ಅಂತಿಮ ದಾಖಲೆಯಲ್ಲಿ ದಿನಾಂಕ 14/03/2025 ರಂದು 02:38:47 ಗಂಟೆಗೆ ತೋರಿಸಿದ ವಿವರಿಸಿದ ಶುಲ್ಕದ್ವಾರಾ ಮಾತ್ರಂ.

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ | ₹ ರೂ. ಹೆಚ್ಚು |
|-------------|--------------|--------------|
| 1 | ನೋಂದಣಿ ಶುಲ್ಕ | 200.00 |
| 2 | ಸೇವಾ ಶುಲ್ಕ | 400.00 |
| | ಒಟ್ಟು | 600.00 |

Sri.N. Jayaraju, Rep by NJDR TRUST TRUSTEE S/o Late. K.R. Nanjappa Reddy ಇವರಿಂದ ಹಾಜರು ಮಾಡಲು ಟೈಪ್ ದೇ.

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೋ | ಹಬೆಟ್‌ಪ್ರಿನ್ ಗುರುತು | ಸಹಿ |
|-------------|---|--|--|--|
| 1 | Sri.N. Jayaraju, Rep by NJDR TRUST TRUSTEE S/o, Late. K.R. Nanjappa Reddy, 62, Resident of: , No. 260, 19th 'C' Cross, Near Railway Gate, Kaggadasapura, C.V. Raman Nagar, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560093 (Presenter) |  |  |  |

ಉಪನೋಂದಣಾದಿಕಾರಿ
ವಿವರಗಳನ್ನು ಅಂದಿಸಿಕೊಂಡಿರುತ್ತಾರೆ.

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಂಡಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೋ | ಹಬೆಟ್‌ಪ್ರಿನ್ ಗುರುತು | ಸಹಿ |
|-------------|---|---|---|---|
| 1 | Sri.N. Jayaraju, Rep by NJDR TRUST TRUSTEE S/o Late. K.R. Nanjappa Reddy, 62, Resident of: , No. 260, 19th 'C' Cross, Near Railway Gate, Kaggadasapura, C.V. Raman Nagar, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560093 (Claimant) |  |  |  |

ಉಪನೋಂದಣಾದಿಕಾರಿ
ವಿವರಗಳನ್ನು ಅಂದಿಸಿಕೊಂಡಿರುತ್ತಾರೆ.

ಈ ದಸ್ತಾವೇಚ ಕಾಲೆಯನ್ನು ಸಂಖ್ಯಾ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾರ್ಥಿ ಇಲಾಖೆ
ನೋಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಖ್ಯೆ ನಿಯಮಿತ

ದಸ್ತಾವೇಚ ಹಾಳೆ
Document Sheet



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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಚಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ.3/-
(ಜೀವನೋಟ ಸೇರಿ)

NOW THIS DEED WITNESSES AS FOLLOWS:

- Acknowledgment of the Change in Trust Name:** The Lessor/Owner and the Trustees of NJDR Trust acknowledge that the name of the Trust has been changed from **NJDR Educational and Charitable Trust** to **NJDR Trust**.
- The Amendment to the Trust Deed:** The Lessor/Owner and the Trustees the **Amendment to the Trust Deed** executed on **05/09/2022**, wherein **Mrs. Nirmala R** and **Mr. N. Jayaraju** resolved to continue the Trust, and such amendment was executed without affecting the original object of the Trust as stated in the original Trust Deed dated **05/09/2022**.
- Declaration of the Parties:** The parties declare that they have read, understood, and agree with the content and the terms of this Deed. The parties acknowledge that the **Amendment to the Trust Deed** shall not affect the original object and intention of the Trust.
- Effect of the Deed:** This **SUPPLEMENTARY DEED** serves to the acknowledge and concern actions taken by the parties, and all amendments and changes, including the name change and the amendment to the Trust Deed, shall be deemed valid, binding, and enforceable. The amendment shall be executed and filed with the **Sub-Registrar's Office** for legal registration.
- Execution of this Deed:** This Deed is executed by the parties voluntarily, with full understanding of its contents and implications.

N. Jayaraju
R. Nirmala

N. Jayaraju
R. Nirmala

| | | | | |
|---|--|---|---|---|
| 2 | Smt.R. Nirmala, Rep by NJDR TRUST TRUSTEE W/o Sri. N. Jayaraju, , 55, Resident of: , No. 260, 19th 'C' Cross, Near Railway Gate, Kaggadasapura, C.V. Raman Nagar,, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560093 (Claimant) |  |  Left Thumb |  |
| 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 North, BENGALURU URBAN, KARNATAKA - 560093 (Executant) |  |  Left Thumb |  |
| 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 North, BENGALURU URBAN, KARNATAKA - 560093 (Executant) |  |  Left Thumb |  |

ಉನ್ನೇ ಸ್ವಾಕ್ಷರ 534 / 2024-25ನೇ ದಸ್ತಾವೇಚನ 6 ನೇ ವ್ಯಾಪಕ

ಉ.ನೋ. ವಿಜಯನಗರ

ಉಪ ಪಾಲಿಕಾದಾರಿಕಾರಿ
ವಿಜಯನಗರ ವಿಜಯನಗರ.

ಗುರುತಿಸುವವರು

| SR.No | Identifier Name | Address | ಸಹಿ |
|-------|---|--|---|
| 1 | MANJUNATH S/o . (Identifier) | No.1019/A, 2nd Main,,VIJAYANAGAR, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560040 |  |
| 2 | SADASHIVAg S/o GOVINDAPPA (Identifier) | 01,19TH F CROSS KAGGADASAPURA C V RAMANNAGAR, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560093 |  |

ಉಪ ಪಾಲಿಕಾದಾರಿಕಾರಿ
ಉಪ ಪಾಲಿಕಾದಾರಿಕಾರಿ
ವಿಜಯನಗರ, ಬೆಂಗಳೂರು.

ಈ ದಾತಾವೇಚ ಹಾಳೆಯನ್ನು ಸಂಖ್ಯಾತ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಖ ನಿಯಮಿತ

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾತಾವೇಚಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ.3/-
(ಜೀವಾಟಿ ಸೇರಿ)

IN WITNESS WHEREOF, the parties hereto have set their hands and
seals on the day, month, and year first above written.

N. Jayaraju

Signature of Lessor/Owner:
Sri. N. Jayaraju.

N. Jayaraju

Signature of LESSEE/TENANTS:
Sri. N. Jayaraju.

R. Nirmala

Signature of Lessor/Owner:
Smt. R. Nirmala.

R. Nirmala

Signature of LESSEE/TENANTS:
Smt. R. Nirmala.

WITNESSES:

1. Sadasiva
(SADASHIVA)
NO. 01, 19th FLOOR
Kaggadasapura,
Bengaluru, 560093

2. Jayaraju
Vijaya
Bengaluru

Drafted by
Nagaraju K.
DEED WRITER
DWL No. : 17/2009-10
BENGALURU CITY

ವೈ.ಪ್ರಸ್ತುತ 534 / 2024-25ನೇ ಹಷ್ಟುವೇಜನ್ 8 ನೇ ಪ್ರಮ್ಮ

ಉ.ನೋ. ವಿಜಯನಗರ



4 ನೇ ಪ್ರಸ್ತುತದ ದಸ್ತಾವೇಜು

ನಂಬರ್ VJN-4-00534-2024-25 ಆಗಿ

ದಿನಾಂಕ 14/03/2025 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯಾರ್ಥಿನಾನ್ನಾರು ಜನಗರ ಮಾದರಿಯಲ್ಲಿ

ಕೇಂದ್ರಿತ ದಾಳಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಸ್ವಾಮಿ ಎಂಬ ನಾಮದಲ್ಲಿ
ಪ್ರಮ್ಮೆ ಜಿ.ಎಸ್. 14/3/2025
ಉಪನೋಂದಾದಾದಿಕಾರಿ
ರಾಜ್ಯಾಧಿಕಾರಿ (ವಿಜಯನಗರ)
ವಿಜಯನಗರ, ಬೆಂಗಳೂರು.

