

ಈ ದಾಖಲೆಯು... 2028
15-16-15 BK-2

2028 / 15-15 BK-2

DEED OF LEASE

This DEED OF LEASE made and executed on this the 26th day of June 2015, at Bengaluru, by and between:

Mrs. V.JAYANTHI,
Aged about 42 years,
W/o. Dr.V.Chandrasekar.
Residing at No.58/1,
Sena Vihar,
Kalyannagar,
Bengaluru-560 043.

Hereinafter referred individually to as the '**LESSOR**' (Which term and expression shall, wherever the context so requires or admits, mean and include her legal representatives, heirs, executors, assigns, successors, and administrators etc.,) of the ONE PART: AND INFAVOUR OF:

M/s. STANDARD EDUCATIONAL TRUST (R)
An Educational Trust, Registered under
The Indian Trust Act, 1882,
Having its registered office at T.Dasarahalli,
Bengaluru-560057.

And Represented by its President:
Mrs. V.DORASANIAMMA
W/o. Mr.Varadarajulu Naidu,
Residing at No.154, 3rd Cross,
1st Phase, Giri Nagar,
Bengaluru.

Hereinafter referred to as the '**LESSEE**' (Which term and expression shall, wherever the context so requires or admits, mean and include its legal representatives, heirs, executors, assigns, successors, and administrators etc.,) of the OTHER PART:

Jayanthi

..2/-

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WITNESSETH AS FOLLOWS:

Whereas the LESSOR, is the absolute Owner by title and in peaceful possession and enjoyment of part of the immovable Property bearing BBMP Katha Nos.86, 88, 27, 28, 334/2/A, 334/2/1A, 4/2A, and part of Assessment No.55, situated at T.DASARAHALLI VILLAGE, Yeshwanthapura Hobli, Bengaluru North Taluk, Bengaluru, presently comes under the limits of Bruhath Bengaluru Mahanagara Palike, Bengaluru, consisting of RCC building and vacant space for playground, which is morefully described in Schedule hereunder, and hereinafter referred to as the 'SCHEDULE PREMISES'. The Lessor has purchased the schedule premises under the various registered Sale Deeds. The Lessor offered to lease the entire Schedule Premises on monthly rental basis. The Lessee is an Educational Institution and being in need of Premises for running its Institution agreed to take the Schedule Premises on monthly rental basis. Both the Lessor and Lessee have agreed to reduce the agreed terms and conditions into writing as under.

THE TERMS AND CONDITIONS OF THE DEED OF LEASE WITNESSETH AS FOLLOWS:

1. The Lessor herein hereby confirm having granted lease of the Schedule premises with effect from **26-06-2015** and the Lessee hereby confirm the same.
2. (a) **TERM OF LEASE**; The lease of Schedule premises shall be for a period of **30 (Thirty) years**. Certain commencing from **26-06-2015 to 26-05-2045**. as per the Lease deed the tenancy shall be continue for a period of **30 (Thirty) years** unless mutually agreed apart.
- (b) **LEASE RENT**: The Lessee shall pay rent of **Rs.30-00 (Rupees Thirty only)** per Square Feet per month along with service tax with slab rate regularly on or before 5th of every succeeding month to the Lessor without fail in respect of the Schedule Premises.
- (c) If the Lessee fails to pay the monthly rent continuously for more than 3 months, this Lease deed stands void and Lessee should handover the premises in the similar condition let to the Lessor. The Lessor has the right to take over the possession of the premises if Lessee failed handover the premises within the stipulated time.
- (d) The aforesaid rent along with service tax there an at applicable rates, in respect of any month, shall be paid by the Lessee.

Jayanthi

..3/-

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Print Date & Time : 26-06-2015 04:27:25 PM

ಈ ದೃಶ್ಯಕರಣ 2028... ಸೀರಿಸ್
15/6 ಕೀರ್ತಿ, ಬೆಂಗಳೂರು

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 2028

ಪೀಠ್ಯದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ರಾಜಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 26-06-2015 ರಂದು 03:56:41 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	95540.00
2	ಸ್ಯಾನಿಂಗ್ ಫೀ	455.00
	ಒಟ್ಟು :	95995.00

ಶ್ರೀಮತಿ M/s Standard Educational Trust (R) rep by its President Mrs.V.Dorasaniamma ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ M/s Standard Educational Trust (R) rep by its President Mrs.V.Dorasaniamma			ವಿಧಿಸಾನಿ ಎಂಪ್ರ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕೀರ್ತಿ, ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s Standard Educational Trust (R) rep by its President Mrs.V.Dorasaniamma (ಬರೆಸಿಕೊಂಡವರು)			ವಿಧಿಸಾನಿ ಎಂಪ್ರ
2	Mrs.V.Jayanthi (ಬರೆದುಕೊಂಡವರು)			Jayanthi

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕೀರ್ತಿ, ಬೆಂಗಳೂರು

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(e) The Lessee will be entitled to deduct appropriate tax and remit the same to the Income Tax department and issue TDS certificate in the manner and within the time stipulated under the Income Tax Act 1961.

3. PROPERTY TAX: The Lessee shall pay the property tax to the concerned authority and Lessor shall be indemnified against the payment of the property tax of the premises.

4. STRUCTURAL ALTERATION: The Lessee shall not alter the existing structures or put up any additional structures on the Schedule Premises without consent of the Lessor in writing. The Lessor and or their authorized agents will be at liberty to inspect the conditions of the premises at all reasonable hours, and the lessee shall not object for the same.

5. MAINTENANCE: The Lessee shall maintain the Schedule Premises and furniture and fit outs in good and tenantable condition and shall carry out periodical white washing or painting, repairs, maintenance and the like and further shall be responsible to replace the damaged structures, fitting etc., failing which the Lessor may carry out the same and recover the cost there of from the Lessee.

6. ELECTRICITY AND WATER CHARGES: (a) The Lessee shall pay electricity charges relating to the Schedule Premises and keep the Lessor indemnified against the same. The Lessee shall be responsible for proper use of electricity in accordance with the regulations and shall ensure proper functioning of meter and the Lessee shall be responsible for payment of electricity changes on account of any bank billing, mal functioning and mis-use of power. The Lessee shall indemnify the Lessor against all losses, costs damages the Lessor may suffer owing to any such back billing of electricity charges.

(b) The Lessee shall pay water charges as per the water bill provided by the BWSSB / CMC on a monthly basis.

7. USER OF THE SCHEDULE PREMISES: (a) The Lessee shall not use the Schedule Premises for any purposes other than for running the educational institutions. The Lessee shall not sub let or otherwise part with possession of the Schedule Premises or permit the user of the Schedule Premises by any person whosoever without consent of the Lessor.

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ಮುಸ್ತರಿದ 2028/6 ಸೇಪ್ಟೆಂಬರ್
15/6 ಕುಣ್ಯ, ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Balappa 14th Cross, Peenya 2nd Stage, Bangalore 560058	Balappa
2	Ravi 14th Cross, Peenya 2nd Stage, Bangalore 560058	Ravi

[Signature]
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕುಣ್ಯ, ಬೆಂಗಳೂರು

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ್ PNY-1-02028-2015-16 ಆಗಿ ಪಿ.ಡಿ. ನಂಬರ್ PNYD624 ನೇ ಪ್ರತಿ ದಿನಾಂಕ 26-06-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ <i>[Signature]</i> ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಕುಣ್ಯ, ಬೆಂಗಳೂರು	
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(b) The Lessee shall not do any offensive act or store any inflammables or contrabands prohibited under law.

(c) The Lessee observing and performing the obligations under this Deed of Lease shall be entitled to peaceful possession and occupation of the Schedule Premises without any disturbances by the Lessor or any body claiming through them during the subsistence's of lease period. In case of any disturbances in the lease period time then the Lessor agreed to clear the same at their own responsible and own cost.

8. INSURANCE OF THE SCHEDULE PREMISES: The Lessee shall be a liberty to keep its own improvements and installations etc., in the Schedule Premises and the fixtures, fittings and appliances there in insured for such value as the Lessee shall think fit and in the event of any damage or destruction, to claim and recover all amounts due under the concerned policies, without any claims or objections from the Lessor or any persons claiming under or through the Lessor.

9. INDEMNITY BY THE LESSOR: The Lessee subject to the paying rent promptly and punctually, shall be entitled to quiet and peaceful usage of the Schedule Premises without any let, hindrance or interruption of the Lessor. The Lessor shall indemnify the Lessee against all costs, losses, damages, the Lessee herein may suffer owing to any disturbance in the peaceful enjoyment of the Schedule Premises by the Lessee caused by the Lessor or by any person claiming title to the Schedule Premises through or in trust for the Lessor.

10. POSSESSION ON TERMINATION OF LEASE; The Lessee shall deliver vacant possession of the Schedule Premises at the end of the tenancy or otherwise sooner determination of the said term of tenancy together with the Lessor's fittings and fixtures in the same condition subject to normal wear and tear.

11. TITLE OF THE LESSOR: The Lessor assures that she has clear and marketable title to the Schedule Premises and has the legal competence to grant tenancy in the manner contemplated under this lease deed.

12. TERMINATION OF LEASE: In the event the Lessor desires to terminate the lease for any act or default on the part of the Lessee, the Lessor shall give 90 days notice in writing to the Lessee and if the Lessee fails to make good the default within a period of 90 days. After the receipt of such notice, the Lessor shall be entitled to terminate the tenancy and re assume possession notwithstanding anything contained above, the

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Lessee may terminate the lease and deliver possession of the Schedule Premises to the Lessor by giving 90 days notice in writing and paying the rent in lieu thereof, on such termination, the Lessee should provide tow coats of paints of a standard make before vacating the Schedule Premises.

13. RENEWAL OF LEASE: (a) This Lease Deed shall be for a period of **30 years** certain. There after the lease may be renewed with mutual consent of both the Lessor and the Lessee, subject to the payment of enhanced rent as may be mutually agreed upon and execution and registration of fresh lease deed.

(b) The original lease deed shall be with the Lessee and the true copy dully signed by both the parties is given to the Lessor.

14. DEFAULT DISPUTE; (a) Any party committing any default of the terms and conditions of this deed shall indemnify the other party who is not in default against all losses, costs and damages the other party may suffer owing such default, without prejudice to the right of such party who is not in default to seek other remedies available under law or equity, including damages, suffered by such party owing to such default.

(b) The Courts in Bengaluru alone shall have exclusive jurisdiction in case of any dispute in respect of this lease or Schedule Premises.

If any terms and conditions left over in this deed the Lessor and Lessee have liberty to entered into a memorandum of understanding pertaining to leftover terms and conditions, this deed of lease and memorandum of understanding is binding to both the parties.

Jayanthi

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SCHEDULE PROPERTY

Item No.1:

All that piece and parcel of the immovable Property bearing BBMP Katha **No.88**, situated at **T.DASARAHALLI**, Yeshwanthapura Hobli, Bengaluru North Taluk, Bengaluru, presently comes under the limits of Bruhat Bengaluru Mahanagara Palike, Ward No.15 Bengaluru, measuring East to West : **80'-0"** (Eighty) Feet and North to South : **112'-0"** (One Hundred Twelve) Feet, totally **8960** Square Feet and along with brand new sophisticated green building approximately 70 squares constructed on part of the aforesaid property and together with all rights, appurtenances whatsoever whether underneath or above the surface, and bounded on:

East by : Road,
West by : Property BBMP Katha No.27,
North by : Property No.334/2/A,
South by : Passage and Property BBMP Katha No.86.

Item No.2:

All that piece and parcel of the immovable Property bearing vacant land BBMP Katha **No.86**, situated at **T.DASARAHALLI**, Yeshwanthapura Hobli, Bengaluru North Taluk, Bengaluru, presently comes under the limits of Bruhat Bengaluru Mahanagara Palike, Ward No.15, Bengaluru, measuring East to West : **33'.2"** (Thirty Three point Two) Feet and North to South : **27'.3"** (Twenty Seven Point Three) Feet, totally **906.36** Square Feet and along with brand new sophisticated green building approximately 70 squares constructed on part of the aforesaid property and together with all rights, appurtenances whatsoever whether underneath or above the surface, and bounded on

East by : Property of Muddaveerappa and thereafter Road,
West by : Lane and Private Property,
North by : Property Katha No.88,
South by : Lane.

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Item No.3:

All that piece and parcel of the immovable Property bearing BBMP Katha No.27, situated at T.DASARAHALLI, Yeshwanthapura Hobli, Bengaluru North Taluk, Bengaluru, presently comes under the limits of Bruhat Bengaluru Mahanagara Palike, Bengaluru, measuring East to West : 40'-0" (Forty) Feet and North to South : 125'-0" (One Hundred Twenty Five) Feet, totally 5000 Square Feet and along with sophisticated green building approximately 40 squares constructed on part of the aforesaid property and together with all rights, appurtenances whatsoever whether underneath or above the surface, and bounded on :

East by : Property BBMP Katha No.88,
West by : Road,
North by : Property Katha No.28,
South by : Road.

Item No.4:

All that piece and parcel of the immovable Property bearing BBMP Katha No.28, situated at T.DASARAHALLI, Yeshwanthapura Hobli, Bengaluru North Taluk, Bengaluru, presently comes under the limits of Bruhat Bengaluru Mahanagara Palike, Bengaluru, measuring East to West : 40'-0" (Forty) Feet and North to South : 30'-0" (Thirty) Feet, totally 1200 Square Feet and along with RCC 10 squares building constructed on part of the aforesaid property and together with all rights, appurtenances whatsoever whether underneath or above the surface, and bounded on :

East by : Property Nos.334/2A & 334/2/1A,
West by : Road,
North by : Site No.38,
South by : Site No.40, BBMP Katha No.27.

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Item No.5:

All that piece and parcel of the immovable Property bearing Vacant land Property **No.334/2/A**, Old CMC Katha **No.35**, situated at **T.DASARAHALLI**, Yeshwanthapura Hobli, Bengaluru North Taluk, Bengaluru, presently comes under the limits of Bruhat Bengaluru Mahanagara Palike, Bengaluru, measuring East to West : **84'-0"** (Eighty Four) Feet and North to South : **32'-0"** (Thirty Two) Feet, totally **2688** Square Feet and together with all rights, appurtenances whatsoever whether underneath or above the surface, and bounded on :

East by : Road,
West by : Property BBMP Katha Nos.27 & 28,
North by : Property Katha No.334/2/1A,
South by : Property BBMP Katha No.88.

Item No.6:

All that piece and parcel of the immovable Property bearing Vacant land Property **No.334/2/1A**, situated at **T.DASARAHALLI**, Yeshwanthapura Hobli, Bengaluru North Taluk, Bengaluru, presently comes under the limits of Bruhat Bengaluru Mahanagara Palike, Bengaluru, measuring East to West : **86'-0"** (Eighty Six) Feet and North to South : **30'.3"** (Thirty Point Three) Feet, totally **2601.5** Square Feet and together with all rights, appurtenances whatsoever whether underneath or above the surface, and bounded on :

East by : Road,
West by : Property BBMP Katha Nos.28 & 30,
North by : Private Property,
South by : Property Katha No.334/2/A.

..9/-

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IN WITNESS WHEREOF, the Lessor and the lessee have affixed their signatures to this Lease Deed on the day, month, and year above mentioned in the presence of the following witnesses at Bengaluru.

WITNESSES:

1) Bannur
NO 489 2nd Stage
B-58

Jayanthi
[Mrs. V.JAYANTHI]
LESSOR

2) Ravi
NO 489 2nd Stage
B-58

V. DORASANIAMMA

For STANDARD EDUCATIONAL TRUST (R)
Rept. By Its President
{ Mrs. V.DORASANIAMMA }
LESSEE

DRAFTED BY:

M.L. Srinivasa
(M.L. SRINIVASA)
Advocate
No. 45, 6th main
3rd phase, J.P. Nagar
Bengaluru-78.

2028/15-16 Bk-I

DEED OF LEASE

This DEED OF LEASE made and executed on this the 26th day of June 2015, at Bengaluru, by and between:

Mrs. V.JAYANTHI,
Aged about 42 years,
W/o. Dr.V.Chandrasekar
Residing at No.58/1,
Sena Vihar,
Kalyannagar,
Bengaluru-560 043.

Hereinafter referred individually to as the '**LESSOR**' (Which term and expression shall, wherever the context so requires or admits, mean and include her legal representatives, heirs, executors, assigns, successors, and administrators etc.,) of the ONE PART: AND INFAVOUR OF:

M/s. STANDARD EDUCATIONAL TRUST (R)
An Educational Trust, Registered under
The Indian Trust Act, 1882,
Having its registered office at T.Dasarahalli,
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And Represented by its President:

Mrs. V.DORASANIAMMA
W/o. Mr.Varadarajulu Naidu,
Residing at No.154, 3rd Cross,
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Jayanthi

..2/-

S.Indhumathi
Manager
STANDARD PUBLIC SCHOOL
Kannada Kasturi Road,
T.Dasarahalli,
Bangalore-560 057

Deniba HSR
PRINCIPAL
STANDARD PUBLIC SCHOOL
Kannada Kasthuri Road,
T Dasarahalli, Bangalore-57

2028
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ M/s Standard Educational Trust (R) rep by its President Mrs.V Dorasaniamma
ಇವರು 286620.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	286620.00	DD No 158875 dated 26-06-2015 Issued by DENA BANK, Peenya Ind Estate, Bangalore
ಒಟ್ಟು :	286620.00	

ಸ್ಥಳ : ಪೀಣ್ಯಾ
ದಿನಾಂಕ : 26/06/20



[Signature]
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
(ಪೀಣ್ಯಾ)
ಪೀಣ್ಯಾ, ಬೆಂಗಳೂರು

S.Indhumathi
Manager
STANDARD PUBLIC SCHOOL
Kannada Kasturi Road,
T.Dasarahalli,
Bangalore-560 057

[Signature]
PRINCIPAL
STANDARD PUBLIC SCHOOL
Kannada Kasthuri Road,
T Dasarahalli, Bangalore-57

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ಉಸ್ತಾದರೇ ಬೆಂಗಳೂರು

- 2 -

WITNESSETH AS FOLLOWS:

Whereas the LESSOR, is the absolute Owner by title and in peaceful possession and enjoyment of part of the immovable Property bearing BBMP Katha Nos.86, 88, 27, 28, 334/2/A, 334/2/1A, 4/2A, and part of Assessment No.55, situated at T.DASARAHALLI VILLAGE, Yeshwanthapura Hobli, Bengaluru North Taluk, Bengaluru, presently comes under the limits of Bruhath Bengaluru Mahanagara Palike, Bengaluru, consisting of RCC building and vacant space for playground, which is morefully described in Schedule hereunder, and hereinafter referred to as the 'SCHEDULE PREMISES'. The Lessor has purchased the schedule premises under the various registered Sale Deeds. The Lessor offered to lease the entire Schedule Premises on monthly rental basis. The Lessee is an Educational Institution and being in need of Premises for running its Institution agreed to take the Schedule Premises on monthly rental basis. Both the Lessor and Lessee have agreed to reduce the agreed terms and conditions into writing as under.

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1. The Lessor herein hereby confirm having granted lease of the Schedule premises with effect from **26-06-2015** and the Lessee hereby confirm the same.

2. (a) **TERM OF LEASE:** The lease of Schedule premises shall be for a period of **30 (Thirty) years**. Certain commencing from **26-06-2015 to 26-05-2045**. as per the Lease deed the tenancy shall be continue for a period of **30 (Thirty) years** unless mutually agreed apart.

(b) **LEASE RENT:** The Lessee shall pay rent of **Rs.30-00 (Rupees Thirty only)** per Square Feet per month along with service tax with slab rate regularly on or before 5th of every succeeding month to the Lessor without fail in respect of the Schedule Premises.

(c) If the Lessee fails to pay the monthly rent continuously for more than 3 months, this Lease deed stands void and Lessee should handover the premises in the similar condition let to the Lessor. The Lessor has the right to take over the possession of the premises if Lessee failed handover the premises within the stipulated time.

(d) The aforesaid rent along with service tax there an at applicable rates, in respect of any month, shall be paid by the Lessee.

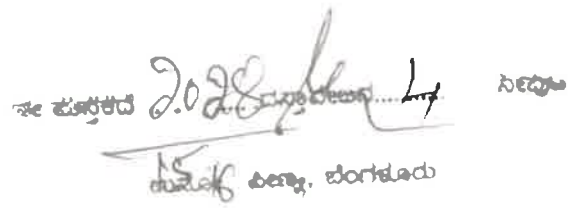
..3/-

S.Indhumatti
Manager
STANDARD PUBLIC SCHOOL
Kannada Kasturi Road,
T.Dasarahalli,
Bangalore-560 057

Jeyanthi

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Denka RSR
PRINCIPAL
STANDARD PUBLIC SCHOOL
Kannada Kasthuri Road,
T Dasarahalli, Bangalore-57



ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 2028

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ.	ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	95540	00
2	ಸ್ಯಾನ್ಟಿನಿಂಗ್ ಫೀ	455	00
	ಒಟ್ಟು :	95995	00

ಹೆಸರು	ಪೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ M/s Standard Educational Trust (R) rep by its President Mrs V.Dorasaniamma			ವಿಧವಾಸಾನಿ ಅಮ್ಮ

ಹಿರಿಯ ಉಪನೋದ್ಧಾರಾಧಿಕಾರಿ
ಹಿರಿಯ, ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ನಗುರುತು	ಸಹಿ
	M/s Standard Educational Trust (R) rep by its President Mrs V Dorasaniamma (ಬರಗೋಡೆವರು)			« ದೊರಸಾನಮ್ಮ »
2	Mrs.V Jayanthi (ಬರೆದುಕೊಡುವವರು)			Jayanthi

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರಿಗೆ
ಹೀಗೆ, ಬೆಂಗಳೂರು

Devika HSP
PRINCIPAL
STANDARD PUBLIC SCHOOL
Kannada Kasthurl Road,
T Dasarahalli, Bangalore-57

Denka Hk
PRINCIPAL
STANDARD PUBLIC SCHOOL
Kannada Kasthuri Road,
r Dasarahalli, Bangalore-57

ಗುರುತಿಸುವವರು

ಮುಸ್ತಕದ 2028/6 ನೇಪು
1516 ಕಣ್ಣು, ಬೆಂಗಳೂರು

ಕ್ರಮ ನಂ.	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
	Balappa 14th Cross Peenya 2nd Stage, Bangalore 560058	Balappa
2	Ravi 14th Cross, Peenya 2nd Stage, Bangalore 560058	Ravi

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕಣ್ಣು, ಬೆಂಗಳೂರು

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ PNY-1-02028-2015-16 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ PNYD624 ನೇ ದಿನಾಂಕ 26-06-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ	ರಾಜಾಜಿನಗರ (ಕಣ್ಣು) ಇಲಾಖೆ of the sub-registrar of Rajanagara ಕಣ್ಣು, ಬೆಂಗಳೂರು
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Designed and Developed by C-DAC ACTS, Pune

S. Indhumatti
Manager
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Kannada Kasthuri Road,
Bangalore-57

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(b) The Lessee shall not do any offensive act or store any inflammables or contrabands prohibited under law.

(c) The Lessee observing and performing the obligations under this Deed of Lease shall be entitled to peaceful possession and occupation of the Schedule Premises without any disturbances by the Lessor or any body claiming through them during the subsistence's of lease period. In case of any disturbances in the lease period time then the Lessor agreed to clear the same at their own responsible and own cost.

8. INSURANCE OF THE SCHEDULE PREMISES: The Lessee shall be a liberty to keep its own improvements and installations etc., in the Schedule Premises and the fixtures, fittings and appliances there in insured for such value as the Lessee shall think fit and in the event of any damage or destruction, to claim and recover all amounts due under the concerned policies, without any claims or objections from the Lessor or any persons claiming under or through the Lessor.

9. INDEMNITY BY THE LESSOR: The Lessee subject to the paying rent promptly and punctually, shall be entitled to quiet and peaceful usage of the Schedule Premises without any let, hindrance or interruption of the Lessor. The Lessor shall indemnify the Lessee against all costs, losses, damages, the Lessee herein may suffer owing to any disturbance in the peaceful enjoyment of the Schedule Premises by the Lessee caused by the Lessor or by any person claiming title to the Schedule Premises through or in trust for the Lessor.

10. POSSESSION ON TERMINATION OF LEASE; The Lessee shall deliver vacant possession of the Schedule Premises at the end of the tenancy or otherwise sooner determination of the said term of tenancy together with the Lessor's fittings and fixtures in the same condition subject to normal wear and tear.

11. TITLE OF THE LESSOR: The Lessor assures that she has clear and marketable title to the Schedule Premises and has the legal competence to grant tenancy in the manner contemplated under this lease deed.

12. TERMINATION OF LEASE: In the event the Lessor desires to terminate the lease for any act or default on the part of the Lessee, the Lessor shall give 90 days notice in writing to the Lessee and if the Lessee fails to make good the default within a period of 90 days. After the receipt of such notice, the Lessor shall be entitled to terminate the tenancy and re assume possession notwithstanding anything contained above, the

..5/-

S. Indhumathi
Manager

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V. S. S. S. S.

Devi M. S.
PRINCIPAL

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Lessee may terminate the lease and deliver possession of the Schedule Premises to the Lessor by giving 90 days notice in writing and paying the rent in lieu thereof, on such termination, the Lessee should provide tow coats of paints of a standard make before vacating the Schedule Premises.

13. RENEWAL OF LEASE: (a) This Lease Deed shall be for a period of **30 years** certain. There after the lease may be renewed with mutual consent of both the Lessor and the Lessee, subject to the payment of enhanced rent as may be mutually agreed upon and execution and registration of fresh lease deed.

(b) The original lease deed shall be with the Lessee and the true copy dully signed by both the parties is given to the Lessor.

14. DEFAULT DISPUTE; (a) Any party committing any default of the terms and conditions of this deed shall indemnify the other party who is not in default against all losses, costs and damages the other party may suffer owing such default, without prejudice to the right of such party who is not in default to seek other remedies available under law or equity, including damages, suffered by such party owing to such default.

(b) The Courts in Bengaluru alone shall have exclusive jurisdiction in case of any dispute in respect of this lease or Schedule Premises.

If any terms and conditions left over in this deed the Lessor and Lessee have liberty to entered into a memorandum of understanding pertaining to leftover terms and conditions, this deed of lease and memorandum of understanding is binding to both the parties.

Jayanthi

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SCHEDULE PROPERTY

Item No.1:

All that piece and parcel of the immovable Property bearing BBMP Katha No.88, situated at T.DASARAHALLI, Yeshwanthapura Hobli, Bengaluru North Taluk, Bengaluru, presently comes under the limits of Bruhat Bengaluru Mahanagara Palike, Ward No.15 Bengaluru, measuring East to West : 80'-0" (Eighty) Feet and North to South : 112'-0" (One Hundred Twelve) Feet, totally 8960 Square Feet and along with brand new sophisticated green building approximately 70 squares constructed on part of the aforesaid property and together with all rights, appurtenances whatsoever whether underneath or above the surface, and bounded on:

East by : Road,
West by : Property BBMP Katha No.27,
North by : Property No.334/2/A,
South by : Passage and Property BBMP Katha No.86.

Item No.2:

All that piece and parcel of the immovable Property bearing vacant land BBMP Katha No.86, situated at T.DASARAHALLI, Yeshwanthapura Hobli, Bengaluru North Taluk, Bengaluru, presently comes under the limits of Bruhat Bengaluru Mahanagara Palike, Ward No.15, Bengaluru, measuring East to West : 33'.2" (Thirty Three point Two) Feet and North to South : 27'.3" (Twenty Seven Point Three) Feet, totally 906.36 Square Feet and along with brand new sophisticated green building approximately 70 squares constructed on part of the aforesaid property and together with all rights, appurtenances whatsoever whether underneath or above the surface, and bounded on

East by : Property of Muddaveerappa and thereafter Road,
West by : Lane and Private Property,
North by : Property Katha No.88,
South by : Lane.

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..7/-

10.28.2018

S. Indhumathi
Manager
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Bangalore-560 057

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Item No.3:

All that piece and parcel of the immovable Property bearing BBMP Katha No.27, situated at **T.DASARAHALLI**, Yeshwanthapura Hobli, Bengaluru North Taluk, Bengaluru, presently comes under the limits of Bruhat Bengaluru Mahanagara Palike, Bengaluru, measuring East to West : **40'-0"** (Forty) Feet and North to South : **125'-0"** (One Hundred Twenty Five) Feet, totally **5000** Square Feet and along with sophisticated green building approximately 40 squares constructed on part of the aforesaid property and together with all rights, appurtenances whatsoever whether underneath or above the surface, and bounded on :

East by : Property BBMP Katha No.88,
West by : Road,
North by : Property Katha No.28,
South by : Road.

Item No.4:

All that piece and parcel of the immovable Property bearing BBMP Katha No.28, situated at **T.DASARAHALLI**, Yeshwanthapura Hobli, Bengaluru North Taluk, Bengaluru, presently comes under the limits of Bruhat Bengaluru Mahanagara Palike, Bengaluru, measuring East to West : **40'-0"** (Forty) Feet and North to South : **30'-0"** (Thirty) Feet, totally **1200** Square Feet and along with RCC 10 squares building constructed on part of the aforesaid property and together with all rights, appurtenances whatsoever whether underneath or above the surface, and bounded on :

East by : Property Nos.334/2A & 334/2/1A,
West by : Road,
North by : Site No.38,
South by : Site No.40, BBMP Katha No.27.

Jayanthi

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S. Indhumathi
Manager
STANDARD PUBLIC SCHOOL
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Bangalore-560 057

Principal
PRINCIPAL
STANDARD PUBLIC SCHOOL
Kannada Kasthuri Road,
T.Dasarahalli Bangalore-57

- 8 -

Item No.5:

All that piece and parcel of the immovable Property bearing Vacant land Property No.334/2/A, Old CMC Katha No.35, situated at T.DASARAHALLI, Yeshwanthapura Hobli, Bengaluru North Taluk, Bengaluru, presently comes under the limits of Bruhat Bengaluru Mahanagara Palike, Bengaluru, measuring East to West : 84'-0" (Eighty Four) Feet and North to South : 32'-0" (Thirty Two) Feet, totally 2688 Square Feet and together with all rights, appurtenances whatsoever whether underneath or above the surface, and bounded on :

East by : Road,
West by : Property BBMP Katha Nos.27 & 28,
North by : Property Katha No.334/2/1A,
South by : Property BBMP Katha No.88.

Item No.6:

All that piece and parcel of the immovable Property bearing Vacant land Property No.334/2/1A, situated at T.DASARAHALLI, Yeshwanthapura Hobli, Bengaluru North Taluk, Bengaluru, presently comes under the limits of Bruhat Bengaluru Mahanagara Palike, Bengaluru, measuring East to West : 86'-0" (Eighty Six) Feet and North to South : 30'.3" (Thirty Point Three) Feet, totally 2601.5 Square Feet and together with all rights, appurtenances whatsoever whether underneath or above the surface, and bounded on :

East by : Road,
West by : Property BBMP Katha Nos.28 & 30,
North by : Private Property,
South by : Property Katha No.334/2/A.

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Jayanthi

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S Indhumathi
Manager
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Denka HSL
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Kannada Kasthuri Road,
T Dasarahalli, Bangalore-57

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- 9 -

Item No.7:

All that piece and parcel of the immovable Property bearing Vacant land Property No.4, in old Survey No.2/A, situated at T.DASARAHALLI, Yeshwanthapura Hobli, Bengaluru North Taluk, Bengaluru, presently comes under the limits of Bruhat Bengaluru Mahanagara Palike, Bengaluru, measuring East to West : 40'-0" (Forty) Feet and North to South : 30'-0" (Thirty) Feet, totally 1200 Square Feet and together with all rights, appurtenances whatsoever whether underneath or above the surface, and bounded on :

East by : Road,
West by : Property Assessment No.55,
North by : Property No.5,
South by : Property BBMP Katha No.26.

Item No.8:

All that piece and parcel of the immovable Property bearing Vacant land BBMP Assessment No.55, situated at T.DASARAHALLI, Yeshwanthapura Hobli, Bengaluru North Taluk, Bengaluru, presently comes under the limits of Bruhat Bengaluru Mahanagara Palike, Bengaluru, measuring East to West : 24'-0" (Twenty Four) Feet and North to South : 30'-0" (Thirty) Feet, totally 720 Square Feet and together with all rights, appurtenances whatsoever whether underneath or above the surface, and bounded on :

East by : Property No.4, in old Survey No.2/A,
West by : 30 Feet K K Road,
North by : Private Property,
South by : Remaining portion of the same property.

Schedule Items : 1 to 8, in all measuring to an extent of 23,275.86 Square Feet.

..10/-

Jayanthi

U S B K K Road

S. Indhumathi
Manager
STANDARD PUBLIC SCHOOL
Kannada Kasturi Road,
T.Dasarahalli,
Bangalore-560 057

Devika R
PRINCIPAL
STANDARD PUBLIC SCHOOL
Kannada Kasthuri Road,
T Dasarahalli, Bangalore-57

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IN WITNESS WHEREOF, the Lessor and the lessee have affixed their signatures to this Lease Deed on the day, month, and year above mentioned in the presence of the following witnesses at Bengaluru.

WITNESSES:

1) Balappa
NO 489 2nd Stage
B-58

Jayanthi
[Mrs. V.JAYANTHI]
LESSOR

2) Ravi
NO 489 2nd Stage
B-58

For STANDARD EDUCATIONAL TRUST (R)
Rept. By Its President
{ Mrs. V.DORASANIAMMA }
LESSEE

S Indhumathi
Manager
STANDARD PUBLIC SCHOOL
Kannada Kasturi Road,
T.Dasarahalli,
Bangalore-560 057

Deena MSL
PRINCIPAL
STANDARD PUBLIC SCHOOL
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T Dasarahalli, Bangalore-57

DRAFTED BY:
M.L. Srinivasa
(M.L. SRINIVASA)
Advocate
No.45, 6th main
3rd phase, J.P. Nagar
Bangalore-78.