

Book I - 5721 | 2022-23

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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1 ನೇ ಮಸೂಕದ 5721 2022-23 ದಸ್ತಾವೇಜಿನ  
ಬೆಲೆ : ರೂ. 2/-  
(GST EXTRA)

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## LEASE AGREEMENT

THIS INDENTURE OF LEASE ENTERED INTO ON THIS 5<sup>th</sup> DAY OF SEPTEMBER TWO THOUSAND TWENTY TWO (05-09-2022) AT CHITRADURGA

### BETWEEN:

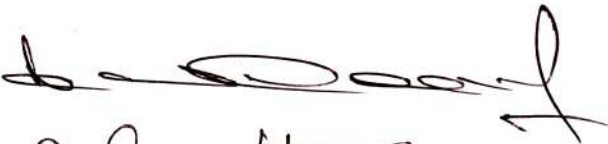
Sri B. A. Linga Reddy So B. Anantha Reddy, aged about 67 years.  
Smt. P. Sujatha W/o B. A. Linga Reddy, aged about 61 years  
Sri B. L. Amogh S/o B. A. Linga Reddy aged about 36 years.

All are residing at 4<sup>th</sup> Block, S. R. Layout, Chitradurga Town, herein after called as the "Lessor" the party of the 1<sup>st</sup> Part (which expression LESSOR shall mean and include his heirs representatives, assignees)

AND

Sri Ranganathaswamy Educational and Charitable Trust (R), having it's Office at Pillekerenahalli Village, Chitradurga Taluk and Dist. Pin Code 577502 and represented by it's Chairman B. A. Linga Reddy S/o B. Anantha Reddy aged about 67 years herein after called THE "LESSEE" of the party of the second part (the expression LESSEE shall mean and include its successors in office and assigns).

contd...2

  
P. Sujatha  
Amogh B.L.

  
CHAIRMAN  
Sri Ranganathaswamy Educational & Charitable Trust  
NH-3, Pillekerenahalli Exten.  
Chitradurga.

5721  
1 ನೇ ಪುಸ್ತಕದ 2022-23 ದಸ್ತಾವೇಜು

2 ನೇ ಪುಸ್ತಕದ 2022-23 ದಸ್ತಾವೇಜು

Print Date & Time : 08-09-2022 10:39:43 AM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 5721

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಚಿತ್ರದುರ್ಗ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 08-09-2022 ರಂದು 10:08:22 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	3310.00
2	ಸ್ಯಾನಿಂಗ್ ಫೀ	560.00
	ಒಟ್ಟು :	3870.00

ಶ್ರೀ Sri ಶ್ರೀ ರಂಗನಾಥಸ್ವಾಮಿ ಎಜುಕೇಷನಲ್ ಮತ್ತು ಚಾರಿಟೇಬಲ್ ಟ್ರಸ್ಟ್ (ರಿ) ಇದರ ಪರವಾಗಿ ಚೆರ್ಮಾನಾರಾದ ಬಿ.ಎ.ಲಿಂಗಾರಡ್ಡಿ ಬಿನ್ ಅನಂತರಡ್ಡಿ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Sri ಶ್ರೀ ರಂಗನಾಥಸ್ವಾಮಿ ಎಜುಕೇಷನಲ್ ಮತ್ತು ಚಾರಿಟೇಬಲ್ ಟ್ರಸ್ಟ್ (ರಿ) ಇದರ ಪರವಾಗಿ ಚೆರ್ಮಾನಾರಾದ ಬಿ.ಎ.ಲಿಂಗಾರಡ್ಡಿ ಬಿನ್ ಅನಂತರಡ್ಡಿ			

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ಚಿತ್ರದುರ್ಗ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Sri ಶ್ರೀ ರಂಗನಾಥಸ್ವಾಮಿ ಎಜುಕೇಷನಲ್ ಮತ್ತು ಚಾರಿಟೇಬಲ್ ಟ್ರಸ್ಟ್ (ರಿ) ಇದರ ಪರವಾಗಿ ಚೆರ್ಮಾನಾರಾದ ಬಿ.ಎ.ಲಿಂಗಾರಡ್ಡಿ . ಬಿನ್ ಅನಂತರಡ್ಡಿ (ಬರೆದುಕೊಂಡವರು)			
2	Smt ಪಿ ಸುಜಾತ . (ಬರೆದುಕೊಂಡವರು)			

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ಚಿತ್ರದುರ್ಗ

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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1 ನೇ ಪುಸ್ತಕದ 5+2 2022-23 ದಸ್ತಾವೇಜಿನ

3 ನೇ ಪುಟ. ಕ.ಉ.ನೋ. ಚಿತ್ರದುರ್ಗ

ಬೆಲೆ : ರೂ. 2/-  
(GST EXTRA)

-2-


**WITNESSETH AS FOLLOWS:**

WHEREAS, the lessors are absolute owners of the land bearing Sy. No.57/1A1 an extent of 2 acres 34 ½ guntas at Pillekerenahalli Village, Madakaripura Village Panchayath limits, Chitradurga Taluk whereas out of which 1 acre of land was alienated as per order No. ALNSR 45/03-04, dated:12-05-2004 by the Deputy Commissioner, Chitradurga has been converted for non agricultural purposes for commercial education purposes.

Whereas the Lessors has offered to the lessee total an extent of 2 acres 34 ½ guntas including alienated land and LESSOR have constructed school buildings on the land i.e., Ground floor, 1<sup>st</sup> Floor and 2<sup>nd</sup> Floor and play grounds which is more fully described in the schedule hereunder and herein after referred to as schedule property.

Whereas after mutual discussions, the Lessors have agreed to lease the schedule entire property including building in favour of the Lessee on the terms and conditions for the purpose of the Lessee's business namely for running the Educational Institutions under Sri Ranganathaswamy Educational and Charitable Trust (R) to run schools, colleges and other training classes and other education and job oriented courses.







Contd.....3

  
P. Sujatha  
Ameyh. B.L.

  
Sri Ranga - Educational and Charitable Trust  
NH-3, Pillekerenahalli Exten.  
Chitradurga.

5+1  
ನೀ ಕುಸುಕದ.....2022-23 ದಸಾವೇಜನ

4 ನೀ ಕುಸುಕದ.....2022-23 ದಸಾವೇಜನ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Sri ಬಿ.ಎ.ಲಿಂಗಾರೆಡ್ಡಿ , ಬಿನ್ ಅನಂತರೆಡ್ಡಿ (ಬರೆದುಕೊಡುವವರು)			
4	Sri ಬಿ.ಎಲ್.ಅಮೋಗ್ಗ , ಬಿನ್ ಬಿ.ಎ.ಲಿಂಗಾರೆಡ್ಡಿ (ಬರೆದುಕೊಡುವವರು)			

ಉಪ ನಿರೀಕ್ಷಾಧಿಕಾರಿ  
ಚಿತ್ರದುರ್ಗ

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

ದಸ್ತಾವೇಜು ಹಾಳೆ  
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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.

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5  
1 ನೇ ಮಸೂಕದ 2022-23 ದಸ್ತಾವೇಜಿನ

ಬೆಲೆ : ರೂ. 2/-  
(GST EXTRA)

5 ನೇ ಮಸೂಕದ ಕ. ರಾ. ನೋ. ಚಿತ್ರದುರ್ಗ

-3-

Whereas the parties hereto have obtained the permission of the statutory Authorities, Government and Local Municipal, Village Panchayath Authorities and all other public bodies and/or Authorities sanctioning the use of the said land and premises for non-agricultural purposes namely for Educational Purpose and the business of the Lessee as aforesaid running institutions.

**NOW THIS DEED OF LEASE EXECUTED BETWEEN THE PARTIES, WITNESSETH AS FOLLOWS:**

In consideration of the rent hereinafter reserved and the Lessee's covenants herein after contained the Lessors do and each of them both hereby agreed and lease unto the Lessee all the piece of land or ground situated laying and bearing Sy.57/1A1 of Pillekerenahalli Village, Madakaripura Village Panchayath limits Chitradurga Taluk, Totally measuring 2 acres 34½ guntas including alienated land as extent of 1 acre and constructed ground floor, 1<sup>st</sup> floor and 2<sup>nd</sup> floor school buildings and other office rooms or thereabouts (schedule property) and bearing advantages and appurtenances what so ever to the said piece or parcel of land belonging or with and underneath the said piece of land whatsoever to HOLD UNTO the lessee for a term of 30 years commencing 01-09-2022 from day but renewable and determinable as herein after provided yielding

contd....4...

  
P. Sijatha

  
Jij Ranga : Jhaswamy Educational & Charitable Trust  
NH-3, Pillekerenahalli Exten.  
Chitradurga.

ಗುರುತಿಸುವವರು

5721  
1 ನೇ ಪುಸ್ತಕದ 2022-23 ದಸ್ತಾವೇಜು

6 ನೇ ಪುಟ ಸಿ.ಡಿ.ನೋ. ಚಿತ್ರದುರ್ಗ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಎ.ಟಿ.ಬಸವರಾಜ ಬಿನ್ ಎ.ತಿಮ್ಮಪ್ಪ ಐ.ಯು.ಡಿ.ಪಿ.ಲೀಡೆಟ್, ಚಿತ್ರದುರ್ಗ ನಗರ.	
2	ಬಿ.ಜಿ.ಸತ್ಯನಾರಾಯಣ ಬಿನ್ ಜಯರಾಮರೆಡ್ಡಿ ಮೆದೇಹಳ್ಳಿ, ಚಿತ್ರದುರ್ಗ	

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ಸಿ.ಡಿ.ನೋ. ಚಿತ್ರದುರ್ಗ



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು  
ನಂಬರ CDG-1-05721-2022-23 ಆಗಿ  
ಸಿ.ಡಿ. ನಂಬರ CDGD1153 ನೇ ಧ್ವರಲ್ಲಿ  
ದಿನಾಂಕ 08-09-2022 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ಸಿ.ಡಿ.ನೋ. ಚಿತ್ರದುರ್ಗ

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

ದಸ್ತಾವೇಜು ಹಾಳೆ  
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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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

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5+21  
1 ನೇ ಶುಭಕರ 2022-23 ದಸ್ತಾವೇಜಿನ

7 ನೇ ಶುಭ. ಹಿ. ಉ. ನೋ. ಜತೆ ದಾಖಲೆ

ಬೆಲೆ : ರೂ. 2/-  
(GST EXTRA)

-4-

and paying there for during the said term monthly rent of Rs 25,000-00 (Twenty five thousand only) payable by regular monthly payment on 10<sup>th</sup> day of every month with an increase of 10% per 10 years on compounded basis and also on rent in respect of the portion of the month so elapsed at the time of determination and upon the conditions of the performance and observances of the covenants and conditions on the part of the lessee herein after contained.


The Lessee shall during the said term pay the said monthly rent of:

From	To	Amount (Rs)	Esc	Amount per Month (Rs)	Total Rent for Ten years
September 2022	August 2032	Rs. 25,000/-	--	Rs. 25,000/-	Rs. 30,00,000/-
September 2032	August 2042	Rs. 27,500/-	10%	Rs. 27,500/-	Rs. 33,00,000/-
September 2042	August 2052	Rs. 30,250/-	10%	Rs. 30,250/-	Rs. 36,30,000/-
Total Rent Payable for the entire period of 30 Years.					Rs. 99,30,000/-

**AND THIS INDENTURE FURTHER WITNESSETH:**

That the Lessee shall during the said term pay the said monthly rent of Rs.25,000-00 only herein before reserved as rent to the lessors upon the conditions and in the manner aforesaid and that the Lease shall be for a period of 30 years with effect from 1<sup>st</sup> September 2022.

contd....5

  
P. Sujatha  
A. B. L.

  
CHAIRMAN  
Sri Ranganathaswamy Educational & Charitable Trust  
NH-3, Pillekerenahalli Extn.  
Chitradurga.

5721  
ನೀ ಕುಸುಕದ.....2022-23 ದಸ್ತಾವೇಜಿನ

8 ನೀ ಪುಟ, ಹಿ.ಉ.ನೋ, ಚಿತ್ರದುರ್ಗ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration  
ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Sri ಶ್ರೀ ರಂಗನಾಥಸ್ವಾಮಿ ಎಜುಕೇಷನಲ್ ಮತ್ತು ಚಾರಿಟೇಬಲ್ ಟ್ರಸ್ಟ್ (ರಿ) ಇದರ ಪರವಾಗಿ ಚೆರ್‌ಮಾನ್‌ರಾದ  
ಬಿ.ಎ.ಲಿಂಗಾರೇಡ್ಡಿ , ಇವರು 11263.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚೆಲನ್	9970.00	Challan No CR0922003000183490 Rs.9970/- dated 07/Sep/2022
ಚೆಲನ್	300.00	Challan No CR0922003000183490 Rs.300/- dated 07/Sep/2022
ಚೆಲನ್	993.00	Challan No CR0922003000183490 Rs.993/- dated 07/Sep/2022
ಒಟ್ಟು :	11263.00	

ಸ್ಥಳ : ಚಿತ್ರದುರ್ಗ

ದಿನಾಂಕ : 08/09/2022

ಉಪನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ  
(ಚಿತ್ರದುರ್ಗ)



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

ದಸ್ತಾವೇಜು ಹಾಳೆ  
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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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1 ನೇ ಪುಟದ 5 2022-23 ದಸ್ತಾವೇಜಿನ

ಬೆಲೆ : ರೂ. 2/-  
(GST EXTRA)

9 ನೇ ಪುಟ, ಕ.ಉ.ನೋ. ಜತೆದ್ದು

-5-

That the Lessors shall be liable to pay and discharge any municipal or otherwise rates, charges, tax, assessments due and outgoing which are due as on the date of this agreement. However the Lessee should be liable to pay all such municipal taxes, electric charges and other local taxes etc., on the building, constructions, super structures etc. that may become due and payable after the date of this agreement.

In addition to the rent hereby reserved the Lessee shall also pay and discharge regularly the bills and charges for consumption of water and or electricity energy or any other cess or out goings in respect of the energy of any nature consumed on the demised premises by the lessee and also water meter and electricity meter hire and repair charges for the same.

The Lessee shall permit the Lessors or his duly authorized agent or agents when called upon to do so on being given at least 24 hours of previous notice in writing at all reasonable times during the said term to enter into and upon the demised premises or any part thereof to view and examine the state and condition thereof.

The Lessee shall at the expiration or sooner determination of the said term yield up and deliver peaceful and vacant possession of the schedule premises and in the event of any construction of buildings, alteration or substitution having been made thereon or underneath the surface restore the same to their original state and condition in which the same he has been delivered. The Lessors will not have any right, title or interest thereon nor shall they be entitled to appropriate or retain the said or any part thereon.

contd....6..

P. Srinath

CHAIRMAN  
Sri Ranga K. Daswamy Educational & Charitable Trust

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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1ನೇ ಪುಸ್ತಕದ 572 2022-23 ದಸ್ತಾವೇಜಿನ

10ನೇ ಪುಟ, ಹಿ.ಉ.ನೋ. ಜಿಲ್ಲೆ

ಬೆಲೆ : ರೂ. 2/-  
(GST EXTRA)


-6-


### PROVIDED ALWAYS AND IT IS AGREED AND DECLARED

That if the rent hereby reserved or any part thereof shall be in arrears for a period of three months after becoming payable and after being demanded or if the lessee shall commit breach or fail or neglect to perform or observed any of the covenants, conditions or agreements – herein contain and on the part of the lessee to be observed and performed or if the lessee shall go into liquidation whether voluntarily or compulsorily then in any of the above cases it shall be lawful for the lessors at any time thereafter to reenter upon the said premises or any part thereof in the name of the whole and take action to reposes and enjoy as in all their farmer estate and interest.

That the lessee will be entitle and the lessor shall permit and allow the lessee toconstruct additional building/rooms/laboratory rooms/ practical rooms, store rooms ifrequired in the schedule property at the cost of the lessee and all electric cables,telephone wires, tank fittings, fixtures, screens, counters, partitions, benches, lockers,drains, fire precautionary instruments, walls, fencing, office buildings and such other installations, erections, etc., in such manner absolutely as the lessee may think fit the purpose of the business of the lessee and for beneficial enjoyment by the lessee of the demised premises for its aforesaid use and businesses.

contd.....7...

  
P. Sujatha  
Anand B.L.

  
Sri Rangana...  
Sri Rangana...  
Sri Rangana...  
Sri Rangana...

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

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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1 ನೇ ಶುಸ್ತಕದ 542 2022-23 ದಸ್ತಾವೇಜಿನ

ಬೆಲೆ : ರೂ. 2/-  
(GST EXTRA)

11 ನೇ ಶುಸ್ತಕ ಕೆ.ಉ.ನೋ. ಜಿಲ್ಲೆ

-7-

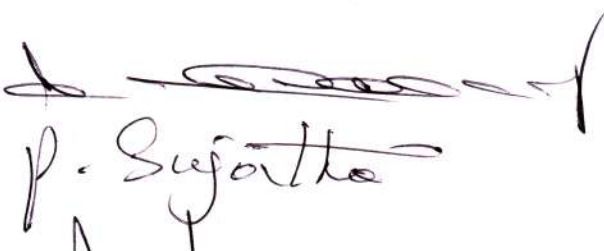
That the lessee shall be entitled to carryout such conditions, erections and alteration to the demised premises or any part thereof either externally or internally as may be necessary for the purpose of the work, business of the lessee subject howeveto the municipal by laws and other statutory rules and regulations for the time being inforce.

The lessee shall also be entitled and be at liberty to affix, place or display its name board, sign boards, advertisement boards of any nature what so ever in relation to the business of the lessee upon or from any part of the demised premises

The lessee shall also be entitled and be at liberty to construct any structure on the schedule property i.e.; buildings, class rooms and for this construction to raise loans from any nationalized Banks / Financial institutions and to mortgage the schedule entire property in favour of the financial institution for the security of the loan borrowed for the above said purpose. From the first instalment lessee shall pay all periodical instalments to financial institutions Bank on account of borrowing from financial institution if any.

The lessee are at liberty witnesses to execute mortgage deeds relating to schedule property in favour of the Nationalised Banks/ Financial institution for the purpose of construction of buildings / Class rooms on the schedule property and barrow the loan for the same and lessee have to execute all the loan papers and lesser and liable to discharge the loan borrowed for the above purpose till the realization of the borrowed loan,

contd....8...

  
P. Sujatha



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

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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1ನೇ ಪುಟದ 5421 2022-23 ದಸ್ತಾವೇಜಿನ

ಬೆಲೆ : ರೂ. 2/-  
(GST EXTRA)

12ನೇ ಪುಟ ಕ. ರಾ. ನೋ. ಇತರದ

-8-

The lessors hereby delivered the possession of the schedule property to lessee in good condition, the lessee have taken the possession of the schedule property in good condition before witnesses, on 01/09/2022.

The lessors hereby authorize the lessee to make the payment of monthly rentals directly to PragathiGrameena Bank, IUDP Layout Branch, Chitradurga on account of lessors.

That it is hereby specifically agreed that the lessee shall pay the rent after deduction of TDS as per the income tax rules in force and issue Certificates for having deducted the TDS and paid into the credit of central government periodically, shall be handed over to the lessor.

The lessee shall not sublet, assigned underlet of part with the possession of the schedule property without the written permission of the lessors however the same shall use for their sisters concerns, representatives, Executives, Directors, trustees or agents.

The lessors agree to acknowledge and give valid receipt for each and every payment made by the lessee and such receipts which must be duly stamped and signed by the lessors shall be conclusive proof of such payments.

contd.....9....

  
P. S. Jatta  
N. S. Jatta

  
CHAIRMAN  
Sri Ranganathaswamy Educational & Charitable Trust  
NH-3, Pillekerenahalli Extn.  
Chitradurga.

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

ದಸ್ತಾವೇಜು ಹಾಳೆ  
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1 ನೇ ಪುಟದ 572/2022-23 ದಸ್ತಾವೇಜಿನ

13 ನೇ ಪುಟದ 6 ಉಪನೋ. ಚಿತ್ರದುರ್ಗ

ಬೆಲೆ : ರೂ. 2/-  
(GST EXTRA)

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Since the BESCOM power held in the name of the lessors the additional refundable deposit if any demanded by the BESCOM from time to time during the tenancy period, the lessee has the option to deduct the amount so paid from the subsequent rent.

Any dispute arising on this agreement will be settled by an arbitrator appointed and acceptable by both the parties.

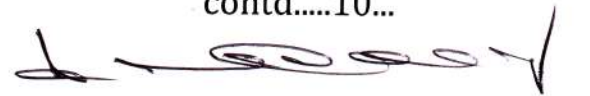
**IN WITNESSES WHEREOF** the lessors and the duly constituted attorney of the lessee have respectively here unto set and subscribed their hands and seals the day and year first herein above written

### **THE SCHEDULE ABOVE REFERRED TO**

All the piece and parcel of the land including converted land bearing Syno. 57/1A1 totally an extent of 2 acres 34½ guntas, with village panchayath katha no 276, e-Khata No.151000202800524208, (276/01) Constructed RCC Ground floor, First floor and 2<sup>nd</sup> floor buildings an area of 231x110x3 feet, which is situated at pillekerenahalli village, Madakaripura village panchayath, Chitradurga Taluk including ground floor, 1<sup>st</sup> floor, 2<sup>nd</sup> floor, School Buildings/Class rooms and other Constructions bounded by,

  
P. Sujatha  
Amey B.L.

contd.....10...

  
Sri Rangappa  
Sri Rangappa Charitable & Christian Trust  
NH-3, P.B. Chennamalli Extra,  
Chitradurga.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ  
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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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1 ಸೀ ಪುಸ್ತಕ 572 2022-23 ದಸ್ತಾವೇಜಿನ

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(GST EXTRA)

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East : Vacant land  
West : Road (Cart track)  
North : Remaining part of Sy. No.57/1A1  
South : Road (Cart track)

In witnesses whereof the parties have hereunto set their respective  
hand on the day month and year first herein above written.

LESSEE

CHAIRMAN

Sri Ranganathaswamy Educational & Charitable Trust  
NH-3, Pillekerenahalli Exten.  
Chitradurga.

LESSOR

WITNESSES :

- 1) A.R. Balavaraaj  
S/o A.Thimayappa I W DP  
Laxat Chitradurga
- 2) B.S. Sathyanarayan Reddy  
S/o Jayaram Reddy  
Medehalli Chitradurga

P. Sujatha

Drafted by

K.V. Suresh  
(ಕೆ.ಎ.ಸುಬ್ರಹ್ಮಣ್ಯರ ವಕೀಲರು)

ಕಾರ್ಡ್ ನಂ : 766/2000

ಚಿತ್ರದುರ್ಗ