

TRANSLATION OF REGISTRATION DETAILS ENDORSED ON THE BACKSIDE OF LEASE DEED REGISTRATION NO. 2806 BETWEEN: SHIVASHANKARAIAH SMT. M.S.SIDDAGANGAMMA SRI HARSHA K.S. IN FAVOUR OF PRAGNA EDUCATION SOCIETY (R)

Print Date & Time : 13-05-2022 10:32:32 AM

Document Number : [P-2261] 2806/22-23

Presented at the Office of the Sub Registrar Nalamangala, on dated 13-05-2022 at 10:20:46 AM alongwith fees paid as follows:

Sr. No.	Description	Rs.	P.
1	Registration Fee	35500	00
2	Scanning Fee	1000	00
	Total	36500	00

By: M/s Pragna Education Society (R) Rep by its President Murugan Munirathnam, S/o V. Munirathnam Naidu

Name	Photograph	Thumb Impression	Signature
Sri M/s Pragna Education Society (R) Rep by its President Murugan Munirathnam, S/o V. Munirathnam Naidu	Affixed	Affixed	SD/-

SD/-
Senior Sub Registrar
Nalamangala

Execution admitted by:

Sl. No.	Name	Photograph	Thumb Impression	Signature
1	M/s Pragna Education Society (R) Rep by its President Murugan Munirathnam, S/o V. Munirathnam Naidu. H/o (Claimant)	Affixed	Affixed	SD/-
2	Sri Shivashankaralah S/o KM Siddaganaglah (Executant)	Affixed	Affixed	SD/-

SD/-
Senior Sub Registrar
Nalamangala



No. 2806

Sl. No.	Name	Photograph	Thumb Impression	Signature
3	Smt. M.S. Siddaganamma W/o Shivashankaraiiah, W/o (Executant)	Affixed	Affixed	SD/
4	Sri. Harsha K.S S/o Shivashankaraiiah S/o (Executant)			

SD/
Senior Sub Registrar
Nelamangala



No. 2806

Identified by

Sl.No.	Name and address.	Signature
1	Shreyas Shastri S/o Sarath Jayanagar, Bangalore 11	SD/-
2	Rajesh S/o Chandrashekar Horamavu Bangalore	SD/-

SD/-
Senior Sub Registrar
Nelamangala

The said Document is kept under suspension for attendance of Parties.

SD/-
Senior Sub Registrar
Nelamangala

The parties appeared and given photo thumb impression, therefore, the Document under suspension is ordered for Registration.

SD/-
Senior Sub Registrar
Nelamangala

Registered as Document Number NMG-1-02806-2022-23

Of Book I and stored in

C. D. No NMGD1340

Date: 02-06-2022

SD/- Senior Sub Registrar

Sub Registrar

Nelamangala

Translated from Kannada to English by

S.E. Ravendra

S.E. Ravendra
TYPIST

Mayohalli Court Complex
M.G. Road, Bangalore-560 001



ATTESTED
M. Venkatesh
M. Venkatesh, B.A. LL.B.
NOTARY & ADVOCATE
No. 115, 1st Stage, 2nd Cross, 2nd Block
Jayanagar 1st Stage, Bangalore-560011
MOB: 9448771275

26 JUN 2025

No. 2806

GOVERNMENT OF KARNATAKA
DEPARTMENT OF STAMPS AND REGISTRATION
CERTIFICATE

UNDER SECTION 10A OF KARNATAKA STAMP ACT, 1957

Certified that a sum of Rs.36100.00 is paid by M/s Pragati Education Society (P) Rep by its President Murugan Murirathnam S/o. V.Murirathnam Naidu towards proper stamp duty.

Type	Amount (in Rs)	Description
Challan	36100.00	Challan No CR0522003000198429 Rs.36100/- dated09/May/2022
Total:	36100.00	

Place: Nelamangala

Date: 13/05/2022

Sub Registrar And Proper Officer

Sub Registrar

Nelamangala

Translated from Kannada to English by:

S. E. R. Ravindra

S. E. R. Ravindra
TYPIST

Maydhall Court Complex,
M G Road, Bangalore-560 001



ATTESTED
[Signature]
Attest: *Attest*
Attest: HASMIR, S.A. LL.B
NOTARY & ADVOCATE
REG. NO. 11702/2019
#30, 11702/2019, 11702/2019, 11702/2019
BANGALORE, KARNATAKA-560071
MOB: 9342479873

26 JUN 2025

No. 11813

GOVERNMENT OF KARNATAKA
DEPARTMENT OF STAMPS AND REGISTRATION
CERTIFICATE

UNDER SECTION 10-A OF KARNATAKA STAMP ACT, 1957

Certified that a sum of Rs.230000.00 is paid by Mrs Pragna Education Society (R) Rep by its President Murugan Munirathnam S/o V.Munirathnam Naidu towards proper stamp duty.

Type	Amount (in Rs.)	Description
Challan	230000.00	Challan No CR1122003000903855 Rs.230000/- dated 30/Nov/2022
Total	230000.00	

Place: Nelamangala

Date: 30/11/2022

Sub Registrar And Proper Officer

Sub Registrar

Nelamangala

Translated from Kannada to English by

S.E. Raghavendra
S.E. Raghavendra
TYPIST
Mayapall Court Complex
W.G. Road, Bangalore-560 001



ATTESTED
Alka
ALKA K. S. B.A., LL.B.
ADVOCATE
10, 111, Cross, 2nd Stage, Nelamangala
Hydrabad-111, Dist. Bangalore-560011
Mob: 9193474575

26 JUN 2025

Print Date & Time : 30-11-2022 12:10:54 PM

Document Number : 11613

Presented at the Office of the Sub Registrar Nelamangala, on dated 30-11-2022 at 11:46:27 AM
alongwith fees paid as follows:

Sr.No.	Description	Rs.	P.
1	Registration Fee	38450.00	
2	Scanning Fee	840.00	
	Total:	39290.00	

By M/s Pragna Education Society (R) Rep by its President Murugan Munirathnam

Name	Photograph	Thumb Impression	Signature
Sri M/s Pragna Education Society (R) Rep by its President Murugan Munirathnam	Affixed	Affixed	SD/-

SD/-
Senior Sub Registrar
Nelamangala

Execution admitted by:-

Sl. No.	Name	Photograph	Thumb Impression	Signature
1	M/s Pragna Education Society (R) Rep by its President Murugan Munirathnam S/o (Claimant)	Affixed	Affixed	SD/-
2	Sri Shivasanakarajah S/o KM Siddaganagah (Executant)	Affixed	Affixed	SD/-

SD/-
Senior Sub Registrar
Nelamangala



No. 11613

Sl. No.	Name	Photograph	Thumb Impression	Signature
3	Smt. M.S. Siddagamma W/o Shivashankaralah, W/o (Executant)	Affixed	Affixed	SD/-

SD/-
Senior Sub Registrar
Nelamangala



No. 11613

Identified by

Sl.No.	Name and address	Signature
1	Harsha S/o Shivashanakaralah Paramanna Layout, Nelamangala	SD/
2	Santosh S/o Ramakrishna B H Road, nelamangala	SD/-

SD/-
Senior Sub Registrar
Nelamangala

Registered as Document Number NMG-1-11613-2022-23

Of Book I and stored in

C.D. No.NMGD1482

Date: 30-11-2022

SD/- Senior Sub Registrar

Sub Registrar Nelamangala

Translated from Kannada to English by

SSR

S. E. Ravishandra

TYPIST

Mayohall Court Complex,
M G Road, Bangalore-560 001



ATTESTED
Meera Hassan
Meera Hassan, B.A., LL.B.
NOTARY & ADVOCATE
Govt of India
95, 11th Cross, Jomeshikara Nagar
Bangalore-560001, Mangalore (SD001)
Mob: 9343475573

26 JUN 2025

ದಾಖಲೆ ಮಾಡಿ
Document Sheet



This Deed of Lease ("Lease Deed") is made and executed on the Twelfth day of May, Two Thousand and Twenty Two (12-05-2022) at Nelamangala:

BY

1. Sri. Shivashankaralah S/o Sri. K.M. Siddagangaiah, Aged about 65 years, Aadhar No. 6202 8972 9954.
2. Smt. M.S. Siddagangamma W/o Sri. Shivashankaraiah, Aged about 54 years. Aadhar No. 2163 6647 0833.
3. Sri. Harsha K.S. S/o Sri. Shivashankaraiah, Aged about 34 years, Aadhar No. 7003 0581 9788.

All are residing Near UCO Bank, Paramanna Layout, Nelamangala Town, Bangalore Rural District.

(hereinafter collectively referred to as the "LESSORS" which expression shall, where the context admits, be deemed to mean and include their respective heirs, legal representatives, successors, administrators and permitted assigns)

IN FAVOUR OF:

PRAGNA EDUCATION SOCIETY (R), having it's Registered office at Subhashnagar, Nelamangala Town, Bangalore Rural District.

Rep. by it's President Sri. Murugan Munirathnam S/o V. Munirathnam Naidu. Aadhar No. 5906 9540 6634.

(hereinafter referred to as the "LESSEE" which expression shall, where the context admits, be deemed to mean and include it's successors, legal representatives, administrators and permitted assigns)

PRAGNA EDUCATION SOCIETY (R)
SUBHASHNAGAR, NELAMANGALA

Harsha K.S.

For Pragna Education Society

President/Secretary/Treasurer

Sidda gangamma

2806 21

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೊಂಡವಿ ಹಾಗೂ ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Department of Stamps and Registration
ಪ್ರಮಾಣ ಪತ್ರ


1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಶ ಇಾಯ್ತಿಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/S Pragna Education Society(R) Rep By Its President Murugan Munirathnam S/o V
Munirathnam Naidu , ಇವರು 36100.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಶ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು
ದೃಢೀಕರಿಸಲಾಗಿದೆ


ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಕೆಲಸ	36100.00	Challan No CR0522003000168428 Rs.36100/- dated 09/May/2022
ಒಟ್ಟು :	36100.00	

ಸ್ಥಳ : ವೆಲಮಂಗಲ

ದಿನಾಂಕ : 13/05/2022


ಉಪ-ನೋಂದಣಿ-ಮುದ್ರಾಂಶ ಅಧೀಶರಿ
ಹರಿಯ ಉಪ ನಿರ್ದೇಶಕರು (ವೆಲಮಂಗಲ)
ವೆಲಮಂಗಲ

Designed and Developed by C- DAC Pune.

For Pragna Education Society

President/Secy



WHEREAS:

- A. The Lessors have represented to the Lessee that they are the absolute owners of the Property bearing No. 157/2 measuring 42,514 sq. feet situated at Nelamangala Village, Kasaba Hobli, Nelamangala Taluk, consisting of a Building with ground floor, first floor, second floor and Third floor, totally having a built up area of 24,000 feet along with open ground of App. 36,514 sq. feet (which is more fully described in the Schedule Property and hereinafter referred to as Schedule Property). The Lessor No. 1 had purchased the Schedule Property along with other extent of land vide Sale Deed dated 11-10-1984 and registered on 6-11-1984 in the office of the Sub-Registrar, Nelamangala.
- B. The Lessee is a Society formed under the provisions of the Karnataka Societies Registration Act and is desirous of establishing/operating a school in and around Nelamangala/Bangalore etc and other parts of the country and has approached the Lessors for a lease of the Schedule Property for a period of Ten Months for the purpose of establishing infrastructure & amenities for operating a school/educational institutions on the Schedule Property;
- C. The Lessors have agreed to create a demise in respect of the Schedule Property in favour of the Lessee and have represented as under :-
 - i. The Lessors are the absolute owners of the Schedule Property and have uninhibited rights of alienation over the same;
 - ii. The Lessors have not done any acts, deeds or things, which are likely to curtail, restrict or prejudice their right to lease or prevent them from effecting a lease of the Schedule Property in favour of the Lessee;
 - iii. No other person has any right, title, interest or claim over the Schedule Property except the Lessors and if there exist any other person it shall be the responsibility of the Lessors to secure the presence of such person to create a demise of the Schedule Property to the Lessee on terms and conditions contained hereunder;

[Handwritten Signature]
PRAGNA EDUCATION SOCIETY (RTI)
SRIHASNANALLI, NELAMANGALA
Hanna K.S.

[Handwritten Signature]
Siddaganamma

For Pragna Education Society
For Pragna Education Society

[Handwritten Signature]
President/Secretary/Treasurer



ಶ್ರೀ ಪ್ರಗ್ನಾ ಶಿಕ್ಷಣ ಸಂಘದ ಹೆಸರಿನಲ್ಲಿ

[Handwritten signature]

Print Date & Time : 13-05-2022 10:32:32 AM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ P-2261

[Handwritten signature]

ಸಹಿ ರವಿವಾರ 13-05-2022 ರಂದು 10:20:46 AM ಗಂಟೆಗೆ ಈ ಶೀಟಿಗೆ ಈ ಶೀಟಿಗೆ ವಿವರಿಸಿದ ಪರಿಮಾಣದಿಂದ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಮೊಂಡಲೆ ಕಲ್ಲು	35800.00
2	ಪ್ಯಾನ್‌ನಿಂಗ್ ಫೀ	1000.00
	ಒಟ್ಟು :	36800.00

ಶ್ರೀ M/S Pragna Education Society(R) Rep By Its President Murugan Munirathnam S/o V Munirathnam Naidu ವತಿಯಿಂದ ಹಾಕಿದ ಪರಿಶೋಧನೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S Pragna Education Society(R) Rep By Its President Murugan Munirathnam S/o V Munirathnam Naidu			<i>[Handwritten signature]</i> PRAGNA EDUCATION SUEHASHNAGAH NEL

ಒಪ್ಪಿಗೆಯಾಗಿ ಸಹಿ

[Handwritten signature]
ಹಿರಿಯ ಉಪ ನಿರೀಕ್ಷಕರು
ನಿಲಮಂಗಲ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	M/S Pragna Education Society (R) Rep By Its President Murugan Munirathnam S/o V Munirathnam Naidu . H/o . (ಒಪ್ಪಿಗೆಯಾಗಿ)			<i>[Handwritten signature]</i> PRAGNA EDUCATION
2	Sri Shivashankaralah S/o K M Siddagangalah . ರ್ . (ಒಪ್ಪಿಗೆಯಾಗಿ)			<i>[Handwritten signature]</i> SUEHASHNAGAH NEL

For Pragna Education Society

[Handwritten signature]
President/Secretary/Treasurer

[Handwritten signature]

ಹಿರಿಯ ಉಪ ನಿರೀಕ್ಷಕರು
ನಿಲಮಂಗಲ



W/S

[Handwritten signature]

- iv. The Lessors have not entered into any arrangement or agreement to sell or otherwise part with possession of the Schedule Property with any third party/ies;
- v. The Schedule Property is currently not the subject matter of any mortgage and is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, Lispendens, minor claims, court or other attachments, etc., and other charges of any nature whatsoever and howsoever and that there is no latent defect in the title of the Lessors;
- vi. The Schedule Property is not the subject matter of any acquisition or requisition proceedings or legal proceedings in any Court of law or before any other government, statutory, local and/or other authority;
- vii. The Lessors shall maintain their title to the Schedule Property intact during the entire Lease Term including any renewed period thereof and shall not do or cause to be done, any act, deed, omission or thing that is likely to affect their title to the Schedule Property or cause any charge or encumbrance thereon.
- viii. The Schedule Property is free from the applicability of the Karnataka Scheduled Caste and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978;
- ix. There are no tenancy claims initiated or pending in respect of the Composite Schedule Property under the provisions of the Karnataka Land Reforms Act, 1961;
- x. There are no tax attachments with regards to the Schedule Property or any part thereof under the Income Tax Act, 1961 or any other state or central taxing statutes.

D. Relying on the aforesaid representations of the Lessors, the Lessee has agreed to take the Schedule Property on lease from the Lessors on the following terms and conditions;

[Handwritten signature]

PRAGNA EDUCATION SOCIETY (K)
SUBHASHNAGAR, NEELANUR, BANGALORE

[Handwritten signature]
Hansha K.S.



[Handwritten signature]

Siddaganga m m

For Pragna Education Society

[Handwritten signature]
President/Secretary/Treasurer

9806

ಕ್ರ. ಸಂ.	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಮಾಹಿತಿ	ಹೆಸರು
3	Smt Siddagangamma W/o Shivashankaralah . ಡೀ. . (ಬೆಂಗಳೂರು)	X	X	
4	Sh Hantha K S S/o Shivashankaralah . ಡೀ. . (ಬೆಂಗಳೂರು)			Hantha.K.S.

For Pragna Education Society

President/Secretary/Treasurer

Pragna

ಹಿರಿಯ ಕಾರ್ಯ ನಿರ್ವಹಣಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು

For Pragna Education Society

President/Secretary/Treasurer



E. NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. LEASE OF SCHEDULE PROPERTY :

In consideration of the Rent agreed to be paid by the Lessee in terms of the Lease Deed and the Parties agreeing to comply with the terms and conditions mentioned therein, the Lessors hereby grant lease of the Schedule Property in favour of the Lessee on the terms and conditions stipulated hereunder.

2. COMMENCEMENT OF LEASE, TERM AND RENEWAL :

- 2.1 The Lease of the Schedule Property shall commence from 1-5-2022 (the "Lease Commencement Date").
- 2.2 The term of lease of the Schedule Property shall be for a period of Ten Months commencing from the Lease Commencement Date (the "Lease Term") and ending on 28-2-2023.
- 2.3 The said lease shall be extended/renewed for a period as mutually agreed upon between the parties and a separate Agreement shall be executed.

3. RENT

- 3.1 The Lessee shall pay a monthly rent at the rate of Rs. 16/- per square foot for the constructed area only, subject to deduction of applicable TDS etc. (if any) with effect from 1-8-2022 (Rent Commencement date) to the Lessors in the following manner:

a. Lessor No. 1	-	35%
b. Lessor No. 2	-	35%
c. Lessor No. 3	-	30%

Though the rent is paid for the Constructed area, the open ground and constructed area shall co-exist during the term of the lease and the open ground (during the entire term of the lease) shall be used only by the Lessee for it's Activities without payment of any rent.

[Handwritten signature]

PRAGNA EDUCATION SOCIETY (R)
SUEHASHNAGAR, NELAIKANGAYA

[Handwritten signature]
Harsha K.S.

For Pragna Education Society

[Handwritten signature]
President/Secretary/Treasurer

[Handwritten signature]
Siddagangamma

2806
ಶ್ರೀ ಶ್ರೀ ದಾಖಲೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ನಿರತರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Shreyas Shastriy S/o Satish Jayanagar, Bengaluru 11	<i>Shreyas Shastriy</i>
2	Rajesh S/o Chandrashekar Horamavu Bengaluru	<i>Rajesh</i>

Rajesh

ಹಿರಿಯ ಉಪ ನಿರೀಕ್ಷಕರಾದ
ನಲಮಂಗಲ

ವಿವರಣೆ ಹಾಕಿದಂತಿಗಾಗಿ ಸದರಿ ದಾಖಲೆಗಳನ್ನು ಅಮಾನತ್ತಿನಲ್ಲಿಡಲಾಗಿದೆ.


Designed and Developed by C-DAC, ACTS, Pune

Rajesh

ಹಿರಿಯ ಉಪ ನಿರೀಕ್ಷಕರಾದ
ನಲಮಂಗಲ


ವಿವರಣೆ ಹಾಕಿದಂತಿಗಾಗಿ ವೋಟಿಂಗ್ ಹೆಚ್ಚಿಟ್ಟು ನಿರತಿಯವರಿಂದ ಅಮಾನತ್ತಿನಲ್ಲಿಡಲಾದ ದಾಖಲೆಗಳನ್ನು ಮೊಂಡರಿಗೆ ಅದೇಶಿಸಿದೆ.

Rajesh
ಹಿರಿಯ ಉಪ ನಿರೀಕ್ಷಕರಾದ
ನಲಮಂಗಲ



1 ನೇ ಘಟ್ಟದ ದಾಖಲೆಗಳು
ನಂ.ನಂ NMG-1-02806-2022-23 ಆಗಿ
ಸಿ.ಡಿ. ನಂ.ನಂ NMGD1340 ನೇ ಘಟ್ಟದಲ್ಲಿ
ದಿನಾಂಕ 02-06-2022 ರಂದು ಮೊಂಡಾಯಿಸಲಾಗಿದೆ

Rajesh
ಹಿರಿಯ ಉಪ ನಿರೀಕ್ಷಕರಾದ
(ಸಹಿ ಮತ್ತು ಮುದ್ರಣ)



Designed and Developed by C-DAC, ACTS, Pune

For Pragna Education Society

Pragna Education Society
President/Secretary/Treasurer

Pragna Education Society
President/Secretary/Treasurer



ಇ. W/S:

[Handwritten signature]

- 3.2 The Lessee has been permitted Three months (Rent free period) to modify the said building for the purpose of running the School/Educational Institutions.
- 3.3 The Lessee shall pay the above-mentioned Rent on or before 10th day of every month subsequent to the month for which the same is due and payable. The Rent shall be subject to deduction of tax at source as applicable under the provisions of the Income Tax Act, 1961 as applicable from time to time. Further in the event if any GST etc is liable to be paid, then the same shall be paid by the Lessee.
- 3.4 The Monthly rent shall be increased by 7% on the existing rent every Two years during the term of the Lease.
- 3.5 A table indicating the Rent Payable is annexed hereto as Annexure-1.

4 SECURITY DEPOSIT

- 4.1 The Lessee have paid a sum of Rs. 50,00,000/- (Rupees Fifty Lakhs only) to the Lessors as Refundable Security Deposit in the following manner:
 - a. Rs. 5,00,000/- (Rupees Five Lakhs only) paid vide Cheque dated 12-5-2022 bearing No. 230473 drawn on State Bank of India, M.S. Building, Bangalore in favour of Lessor No. 3.
 - b. Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand only) paid vide Cheque dated 13-5-2022 bearing No. 000077 drawn on HDFC Bank, Jayanagar Branch, Bangalore in favour of Lessor No. 2.
 - c. Rs. 4,00,000/- (Rupees Four Lakhs only) paid vide Cheque dated 12-5-2022 bearing No. 038565 drawn on Canara Bank, Kasturinagar Branch, Bangalore in favour of Lessor No. 1.
 - d. Rs. 1,00,000/- (Rupees One Lakh only) paid on 11-3-2022.

[Handwritten signature]

PRAGNA EDUCATION SOCIETY (R)
SIRMAHARUAT, B.T. 4TH STAGE

[Handwritten signature]

Siddaganga gamma

Hannha.K.S.

For Pragna Education Society

[Handwritten signature]
President/Secretary/Treasurer

2806 10

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಮುದ್ರಣ/ನಿರೂಪಣೆ	ವಿಳಿ
3	Smt M S Siddagangamma W/o Shivashankaraih . &or . (ಎಡಬಿಟ್ಟುಬಿಟ್ಟು)			Siddagangam

For Pragna Education Society


President/Secretary/Treasurer


ಹೆಸರು ಕೂಡ ಸಹಿ/ನಿರೂಪಣೆ
ನಿರೂಪಣೆ

For Pragna Education Society


President/Secretary/Treasurer



W/S:

- e. Rs. 3,00,000/- (Rupees Three Lakhs only) paid to Manjunath (Mathrushree Electricals) towards the Transformer Shifting charges and to obtain Additional Electricity Power.
- f. Rs. 2,00,000/- (Rupees Two Lakhs only) paid to Shakthivelu (Charges for undertaking the Terrace Water Proofing).
- g. Rs. 50,000/- (Rupees Fifty Thousand only) paid on 5-4-2022.
- h. Rs. 2,00,000/- (Rupees Two Lakhs only) paid on 5-5-2022.
- i. Rs. 5,00,000/- (Rupees Five Lakhs only) paid vide Cheque dated 12-6-2022 bearing No. 000017 drawn on Equitas Bank, Bangalore in favour of Lessor No. 1.
- j. Rs. 10,00,000/- (Rupees Ten Lakhs only) paid vide Cheque dated 30-8-2022 bearing No. 000018 drawn on Equitas Bank, Horamavu Branch, Bangalore in favour of Lessor No. 1.
- k. Rs. 10,00,000/- (Rupees Ten Lakhs only) paid vide Cheque dated 30-11-2022 bearing No. 000019 drawn on Equitas Bank, Horamavu Branch, Bangalore in favour of Lessor No. 1.

4.2 The Lessors shall hold the Security Deposit during the Lease Term and shall refund (as per the terms of the Separate Lease Deed to be executed between the parties) the same, free of interest, upon the expiry or earlier termination of the Lease Deed, after deducting arrears of Rent, if any.

5 SALE/MORTGAGE:

5.1 In the event the Lessors are desirous of selling the Schedule Property or any part thereof, the Lessee shall have the right of first refusal for purchase of the same. The Lessors shall first offer (through orally/writing) to sell the Schedule Property or any part thereof to the Lessee. In the event the Lessee does not accept the offer of the Lessors or is unable to match the price at which the Schedule Property is offered by the Lessors, the Lessors shall be free to sell the Schedule Property to any third party; provided that the price at which the

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PRAGNA EDUCATION SOCIETY (K)
SUBHASHNAGAR, NELAKKUNTA

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For Pragna Education Society

[Handwritten signature]
President/Secretary/Treasurer



- Lessors shall offer the Schedule Property to a third party shall not be lower than the price at which the same was offered to the Lessee.
- 5.2 Notwithstanding the aforesaid, any sale or other transfer of the Schedule Property by the Lessors shall not affect the right or possession of the Lessee under this Lease Deed and shall be subject to the terms and conditions hereof. The Lessors shall also secure a letter from the intended transferee unconditionally agreeing to be bound by the terms of the Lease Deed including refund of the Security Deposit (paid as per the terms of Another Lease Deed) in terms hereof.
- 5.3 The Lessee shall not have any right to mortgage the Schedule Property for the purpose of securing a loan. The Lessee shall however, be entitled to mortgage their leasehold rights in respect of the Schedule Property. However any such Loan shall be cleared by the Lessee One year prior to the expiry of the Lease Term. The Lessee assures and covenants with the Lessors that the liability so created by them as aforesaid will be fully answered by them and the Lessors are not liable and responsible for the same and in the event of any claims, the Lessee agrees to indemnify and keep the Lessors indemnified from such claims and demands and protect them at all times.

6 USE OF THE PROPOSED LEASED PREMISES

- 6.1 The Lessee shall be entitled to use the Schedule Property for running any of its activities including, limited to School/educational institutions and ancillary activities.
- 6.2 Further in the event if the Lessee requires additional floors or any new constructions in the other areas of the Schedule Property, the Lessee shall request the same in writing to the Lessors, who in turn shall construct the additional floor/constructions (as per the requirement) from their own cost and expenses. (constructions includes the structure, flooring, painting,

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President/Secretary/Treasurer



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electrical and plumbing). Once the new building/area is handed over to the Lessee, a period of 60 days is provided (fit out period) for the lessee to complete the interiors etc and after the expiry of the fit out period, the Lessee shall be liable to pay monthly rent for the newly constructed area on square feet basis (at the prevailing rent being paid for the Schedule Property).

- 6.3 Further if the Lessors are unable to construct the same (as mentioned in para No. 6.2 above), then the Lessee shall be entitled to construct additional floors/area in the schedule property from their own cost and expenses and in that event, the lessee shall not be liable to pay any rent for the same.
- 6.4 The Lessee shall provide the Concept, design, detailed quantity with regard to the Additional Construction and the same shall be constructed during the Non-Academic months by the Lessors and after the completing the said construction, the Lessors shall provide the certificate issued by a competent Chartered Engineer. The Lessors undertake to expeditiously take steps to mitigate all circumstances, and settle at their own cost, any actions and/or proceedings that are likely to act as an impediment in the development of the buildings and shall co-operate with the Lessee in ensuring that the construction phase is carried out smoothly without any interference or obstruction.
- 6.5 The Lessors shall if required release or relinquish or reserve such areas in the Schedule Property for the purpose of road widening / CDP Roads, installation of water sumps / tanks, sewerage treatment plants or other pollution control equipment, etc., or such other requirements, as may be planned or as may be required by the architect of the Project or as may be required by the authorities during the process of issuing sanctions / NOC's / permissions / clearances, or during the process of completion / development of the project.

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PRAGNA EDUCATION SOCIETY (K)
SUBHASHNAGAR, WEI ATAMAS

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For Pragna Education Society

President/Secretary/Treasurer



6.6 The Lessee shall be entitled to establish and operate a school/educational institution (including hostel and boarding facilities) and allied activities in the Schedule Property and the buildings constructed thereon without any let, hindrance, interference from the Lessors or any other person.

6.7 The Lessors shall ensure that at all times during the Lease Term, the Lessee is not, in any manner, prohibited or prevented by any person from entering upon or using the Schedule Property.

7 SUB-LETTING

7.1 The Lessee shall be entitled to sublet the Schedule Property and buildings constructed thereon or portions thereof to its sister concern only or any Association/Trust/Society/Company/Firm etc where any one of the present member of the Society is a member of that Association/Trust/Society/Company/Firm etc. The Lessee shall, within one month of effecting the sub-lease, deliver copies of the deed of sub-lease to the Lessors. Any such sub-lease shall not contain any provision/limitation to the rights of the Lessors under this Lease Deed.

7.2 The Lessors shall not interfere directly or indirectly with the possession or other rights of the Lessee or the sub-tenants during the Lease Term. The Lessee and their sub tenants / licensees shall be entitled to enjoy the Schedule Property without any interference from the Lessors, their agents or any other person claiming through or under the Lessors except in accordance with the terms of the Lease Deed.

8 RETURN OF POSSESSION ON EXPIRY / TERMINATION

8.1 On the expiry of the lease period and in the absence of any renewal, the Lessee shall deliver back possession of the Schedule Property to the Lessors along with the buildings constructed thereon as it exists on that day on an "as is where is basis" condition and subject to the Lessors refunding the Security Deposit.

PRAGNA EDUCATION SOCIETY (K)
SUEHASHNAGARI NELAIKANGAL

Hamda K.S.

For Pragna Education Society

President/Secretary/Treasurer

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9 PAYMENT OF TAXES :

9.1 The Lessors shall pay the municipal taxes, cess and other charges (on actual) imposed or levied in respect of the Schedule Property by the concerned Authorities. However, in the event that the Lessors fail to pay any such taxes or other dues the same may be paid by the Lessee after intimating the Lessors in writing and the payments so made shall be deducted by the Lessee from the monthly Rent payable to the Lessors.

9.2 The regular maintenance costs of the Schedule Property, other than the taxes in terms of Clause 9.1, shall be borne and paid by the Lessee.

10 ACQUISITION :

10.1 If the entire Schedule Property is acquired by the Government or other Authority, then this Agreement shall stand terminated. Compensation payable towards the Schedule Property shall be claimed by the Lessors in entirety and the compensation payable towards construction made thereon (if any from the Lessee) shall be claimed by the Lessee. In the event a portion of the Schedule Property is acquired by the Government or other Authority, then the Lessee shall have an option to terminate or to continue with the lease of the remainder of the Schedule Property.

11 PAYMENT OF ELECTRICITY AND WATER CHARGES:

11.1 The monthly Rent shall be exclusive of electricity and water charges for the consumption of electricity and water in the Schedule Property which the Lessee shall pay promptly every month without default to the concerned authorities and service providers.

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SUBHASHNAGAR NELAMANGALA

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For Pragna Education Society

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President/Secretary/Treasurer



11.2 In the event if the Lessee require any additional supply of electricity, it shall be the responsibility of the Lessors to provide the same. Presently the Lessors have agreed to provide 10KV connection to the Schedule Property.

12 **TERMINATION :**

12.1 The Parties shall not be entitled to terminate the lease, save and except as set out hereunder:

a) *By the Lessee:*

(i) In the event of breach of any of the obligations of the Lessors under this Lease Deed, including but not limited to any breach or default in the representations made by the Lessors with respect to their title to the Schedule Property, which default the Lessors has not cured within thirty (30) days from the date of notice from the Lessee of such breach, the Lessee will be entitled, in addition to all its other remedies available under the terms of the Lease and otherwise at law, to forthwith terminate the Lease.

(ii) If the whole or any portion of, or access to, the Schedule Property is at any time destroyed or damaged or the use of the buildings constructed on the Schedule Property is prevented, restricted or interfered with by reason of fire or other causality or accident, vagaries of nature, strike, vandalism, public commotion or agitation, acts of terrorism, pandemic/epidemic, war or other violence, any law, or regulation of any government, any action by the Municipal or other statutory authority or any proceedings (each such event shall be called a "Force Majeure" event), then the Lessee shall have the right to terminate the lease with immediate effect, without any cost or liability. Further in the event if the said buildings are damaged/destroyed due to "Force Majeure" or the Lessee is unable to run it's activities due to any lock-down/orders etc imposed by the Govt., etc, then the Lessee shall from their own cost and expenses

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construct the said building in the Schedule Property, however till the said building is completed or the damage is rectified or the orders are relaxed, the Lessee are not entitled to pay the monthly rents to the Lessors for the said period, further the Lessee shall be liable to pay 50% of the monthly rents for the entire lockdown as imposed by the Govt.

(iii) The Lessee may terminate the Lease without citing any reason by giving Six (6) months prior written notice.

b) *By the Lessors:*

(i) In the event of breach of any one or more of the Lessee's obligations under this Agreement, which breach is not cured by the Lessee during the period of Sixty (60) days from the date of issue of notice from the Lessors of such breach, the Lessors will be entitled to terminate the Lease.

(ii) In the event of non-payment of monthly Rent by the Lessee for Three consecutive months in spite of written notice by the Lessors, the Lessors will be entitled to terminate the Lease by giving a Three Months notice to the Lessee.

13 INDEMNITY :

13.1 The Lessors shall jointly and severally indemnify, defend and hold harmless the Lessee its directors, officers, agents and employees from and against any and all claims, liabilities, damages, charges, expenses, proceedings, eviction, costs, losses or injuries (including but not limited to reasonable attorney's fees and expenses) arising out of or relating to (i) any breach of this

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PRAGNA EDUCATION SOCIETY (PES)
 SUEMASHNAGAR

For Pragna Education Society
 President/Secretary/Treasurer

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Agreement or the Lease Deed by the Lessors or (ii) any misrepresentation or breach of any representations and warranties under this Agreement and the Lease Deed and (iii) any act or omission of the Lessors in violation of its legal, statutory, regulatory or other duty or obligation in connection herewith including non-compliance with any statutory rule, bye-law, regulation or other requirement.

13.2 The Lessors shall indemnify the Lessee that the constructed area in the Schedule property is good and shall withstand for the entire duration and in the event if any injury/loss of life etc to any person/s, movable property etc occurs during the term of the lease due to the defect in the structure of the building, the Lessors shall be completely responsible/liable for the same and shall indemnify the Lessee and it's staff, representatives, students, parents etc.

13.3 The Lessors shall from their own cost & expenses shall obtain/complete the following :

- a. Structural Safety Certificate from the PWD Department/concerned authorities or as required/advised by the Govt.
- b. Water Proofing of the entire Terrace area.
- c. Install the Electricity Transformer with power supply of 10KVA.

Further in the event if the Lessors are unable to obtain/complete the same from their own cost and expenses, then the Lessee shall pay for the same and deduct the same from the Monthly Rent payable.

13.4 The Lessee shall indemnify, defend and hold harmless the Lessors, from and against any and all actual claims, liabilities, damages, charges, expenses, costs, losses or injuries arising out of or relating to (i) any breach of this

PRAGNA EDUCATION SOCIETY (K)
SUDHASHNAGAH MELAMANGA

Hantha K.S.

Siddagangam

For Pragna Education Society

President/Secretary/Treasurer



Agreement and the Lease Deed by the Lessee and (ii) any act or omission of the Lessee in violation of its legal, statutory, regulatory or other duty or obligation in connection herewith.

14. STAMP DUTY ETC., ON LEASE DEED :

The Parties have equally borne and paid for the cost of stamp duty and registration charges of this Lease Deed.

Each party shall bear its own legal costs and professional fee of their respective counsel.

15. AMENDMENTS :

No change, variation or modification of any of the terms and conditions set forth herein shall be valid unless incorporated as an amendment to this Agreement, and signed by the duly authorized representatives of both Parties.

15. ARBITRATION, GOVERNING LAW, JURISDICTION :

15.1 Any controversy or claim or dispute or difference arising out of or relating to the lease of the Schedule Property under this Lease Deed, or relating to the terms and conditions hereof or an interpretation thereof or any breach or alleged breach of this Lease Deed, shall be referred to, and finally settled in accordance with the provisions of the Arbitration and Conciliation Act, 1996 by a sole arbitrator to be jointly appointed by the Lessors and the Lessee. The Arbitration proceedings shall be held in Bangalore. The decision of the arbitrator shall be final and binding on the Parties.

15.2 The law governing this Agreement and the Lease Deed shall be Indian Law and the courts at Nelamangala/Bangalore shall have jurisdiction.

PRAGNA EDUCATION SOCIETY (K)
SUBHASHNAGAR NELAMANGALA

Harsha K.S.

Siddagangamma

For Pragna Education Society

President/Secretary/Treasurer



16. Custody:

This Agreement is executed in Two sets and both the parties have retained one set each.

17. INSPECTION:

The Lessor shall review the structure of the said building through the competent persons/engineers/Agency once in Ten years to ensure that the structure of the building is safe.

Further if any point of time during the term of the lease if any portion of the constructed area is unusable, the Lessors shall rectify the same from their own cost and expenses and till such time, the Lessee shall not be liable to pay rent for the said area.

SCHEDULE PROPERTY

All that piece and parcel of Property bearing No. 157/2 measuring 42,4514 sq. ft. situated at Nelamangala Village, Kasaba Hobli, Nelamangala Taluk, (Subhashnagar, Nelamangala Town) consisting of a Building with ground floor, first floor, second floor and third floor, totally having a built up area is App. 24,000 sq. feet and total vacant area is App. 36,514 sq. feet and bounded on the:

- East by: Road & Residential layout formed in Property No. 157/2,
- West by: Property belonging to Basavanna Devara Mutt,
- North by: Road and Private Residential Layout,
- South by: Private Residential Layout,

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SUBHASHNAGAR, NELAMANGALA

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Harsha K.S.

For Pragna Education Society

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President/Secretary/Treasurer

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22/11/20

IN WITNESS WHEREOF the parties have set their hands to this LEASE DEED on the date, month and year mentioned hereinabove in the presence of the Witnesses hereunder.

WITNESSES:

1.

Shreyas Shastri
Mr. Shreyas Shastri
S/o Mr. Satish
No. 95, 10th D Main, 4th Cross
Jayanagar 1st Block
Bangalore 560 018

Siddagangamma
LESSOR No. 1

Siddagangamma

LESSOR No. 2

Harsha K.S.
LESSOR No. 3

2.

Rajesh
Rajesh S/o Chandrashekar
Helemare, Bangalore

W.A.A.M.

LESSEE
PRAGNA EDUCATION SOCIETY (K)
SUBHASHNAGAR NELAMANGAL 4

DRAFTED BY:

Harsha C Mensinakai

Harsha C Mensinakai

Advocate

For Pragna Education Society -

W.A.A.M.
President/Secretary/Treasurer



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ANNEXURE-I

(Monthly Rent Payable)

Refundable Security Deposit	: Rs. 50,00,000/- (Rupees Fifty Lakhs only)
Term	: 10 Months (1-5-2022 till 28-2-2023).
No Rent Period	: 1-5-2022 till 31-7-2022.
Rent for August 2022	: Rs. 1,92,000/-
Rent for September 2022	: Rs. 1,92,000/-
Rent for October 2022	: Rs. 1,92,000/-
Rent for November 2022	: Rs. 3,84,000/-
Rent for December 2022	: Rs. 3,84,000/-
Rent for January 2023	: Rs. 3,84,000/-
Rent for February 2023	: Rs. 3,84,000/-

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SUBHASHNAGAR, NELAMANGALA

Hanisha.K.S.

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For Pragna Education Society

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President/Secretary/Treasurer

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ನೀ ಪುಸ್ತಕದ/.....ದಾಖಲೆವೇಷುನನೀ ಪುಟ

84 Copy

This Deed of Lease ("Lease Deed") is made and executed on the Twenty Eighth day of November, Two Thousand and Twenty Two at Nelamangala (28-11-2022):

BY

1. **Sri. Shivashankaraiah** S/o Sri. K.M. Siddagangaiiah, Aged about 65 years, Aadhar No. 6202 8972 9954.
2. **Smt. M.S. Siddagangamma** W/o Sri. Shivashankaraiah, Aged about 54 years. Aadhar No. 2163 6647 0833.

Both are residing Near Uco Bank, Paramanna Layout, Nelamangala Town, Bangalore Rural District.


(hereinafter collectively referred to as the "LESSORS" which expression shall, where the context admits, be deemed to mean and include their respective heirs, legal representatives, successors, administrators and permitted assigns)

IN FAVOUR OF:

PRAGNA EDUCATION SOCIETY (R), having it's Registered office at Subhashnagar, Nelamangala Town, Bangalore Rural District.

Rep. by it's President Sri. Murugan Munirathnam S/o V. Munirathnam Naidu. Aadhar No. 5906 9540 6634.

(hereinafter referred to as the "LESSEE" which expression shall, where the context admits, be deemed to mean and include it's successors, legal representatives, administrators and permitted assigns)


Siddagangamma

For Pragna Education Society

President/Secretary/Treasurer



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

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/S Pragna Education Society (R) Rep by its President Murugan Munirathnam .
ಇವರು 230000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ವ್ಯಕ್ತಿ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಮೊಂಡಲೆ	230000.00	Challan No CR1122003000903855 Rs.230000/- dated 30/Nov/2022
ಒಟ್ಟು :	230000.00	

ಸ್ಥಳ : ಮೊಂಡಲೆ

ದಿನಾಂಕ : 30/11/2022

ಕುರಿಯ ಉಪ ನಿರೀಕ್ಷಾಧಿಕಾರಿ
ಉಪ-ಮೊಂಡಲೆ ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
(ಮೊಂಡಲೆ)



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WHEREAS:

- A. The Lessors have represented to the Lessee that they are the absolute owners of the Property bearing No. 157/2 measuring 66,250 sq. feet situated at Nelamangala Village, Kasaba Hobli, Nelamangala Taluk, consisting of a Building with ground floor, first floor, second floor and Third floor, totally having a built up area of 24,000 feet along with open ground of App. 60,250 sq. feet (which is more fully described in the Schedule Property and hereinafter referred to as Schedule Property). The Lessor No. 1 had purchased the Schedule Property along with other extent of land vide Sale Deed dated 11-10-1984 and registered on 6-11-1984 in the office of the Sub-Registrar, Nelamangala.
- B. The Lessee is a Society formed under the provisions of the Karnataka Societies Registration Act and is desirous of establishing/operating a school in and around Nelamangala/Bangalore etc and other parts of the country and has approached the Lessors for a lease of the Schedule Property for a period of **Twenty Nine years Two Months** for the purpose of establishing infrastructure & amenities for operating a school/educational institutions on the Schedule Property;
- C. The Lessors have agreed to create a demise in respect of the Schedule Property in favour of the Lessee and have represented as under :-
- The Lessors are the absolute owners of the Schedule Property and have uninhibited rights of alienation over the same;
 - The Lessors have not done any acts, deeds or things, which are likely to curtail, restrict or prejudice their right to lease or prevent them from effecting a lease of the Schedule Property in favour of the Lessee;
 - No other person has any right, title, interest or claim over the

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For Pragna Education Society


President/Secretary/Treasurer



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ಸರ್ಕಾರಿ ರಜೆಯ ದಿನವಾಗಿರುವುದರಿಂದ 30-11-2022 ರಂದು 11:46:27 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

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ಶ್ರೀ M/S Pragna Education Society (R) Rep by its President Murugan Munirathnam ಇವರಿಂದ ಹಣಕಾಸು ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಚಿಹ್ನೆ
ಶ್ರೀ M/S Pragna Education Society (R) Rep by its President Murugan Munirathnam			

ಒದೆಯಿಸಿಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

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ನಿಲಮಂಗಲ

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1	M/S Pragna Education Society (R) Rep by its President Murugan Munirathnam . ಡಿ.ಎಸ್ . (ಒದೆಯಿಸಿಕೊಂಡವರು)			
2	Sti Shivanahakaralah S/o K M Siddaganaglah . (ಒದೆಯಿಸಿಕೊಂಡವರು)			

ಹಿರಿಯ ಉಪ ನಿರ್ದೇಶಕರಾದ
ನಿಲಮಂಗಲ



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- Schedule Property except the Lessors and if there exist any other person it shall be the responsibility of the Lessors to secure the presence of such person to create a demise of the Schedule Property to the Lessee on terms and conditions contained hereunder;
- iv. The Lessors have not entered into any arrangement or agreement to sell or otherwise part with possession of the Schedule Property with any third party/ies;
 - v. The Schedule Property is currently not the subject matter of any mortgage and is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, Lispendens, minor claims, court or other attachments, etc., and other charges of any nature whatsoever and howsoever and that there is no latent defect in the title of the Lessors;
 - vi. The Schedule Property is not the subject matter of any acquisition or requisition proceedings or legal proceedings in any Court of law or before any other government, statutory, local and/or other authority;
 - vii. The Lessors shall maintain their title to the Schedule Property intact during the entire Lease Term including any renewed period thereof and shall not do or cause to be done, any act, deed, omission or thing that is likely to affect their title to the Schedule Property or cause any charge or encumbrance thereon.
 - viii. The Schedule Property is free from the applicability of the Karnataka Scheduled Caste and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978;
 - ix. There are no tenancy claims initiated or pending in respect of the Composite Schedule Property under the provisions of the Karnataka Land Reforms Act, 1961;
 - x. There are no tax attachments with regards to the Schedule Property or any part thereof under the Income Tax Act, 1961 or any other state or central taxing statutes.

For Pragna Education Society

President/Secretary/Treasurer

Siddagangamma

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಪ್ರಿಂಟೆಡ್ ಸಂಕೇತ	ನಿಜ
3	Sri M S Siddagangamma W/o Shivashankaraiiah . (ಬೆಂಗಳೂರು)			Siddagangamma

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ಸಹಿ ರಾಜೀವ್ ರ
ಮುಖ್ಯ ಅಧಿಕಾರಿ
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D. Relying on the aforesaid representations of the Lessors, the Lessee has agreed to take the Schedule Property on lease from the Lessors on the following terms and conditions;

E. NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. LEASE OF SCHEDULE PROPERTY :

In consideration of the Rent agreed to be paid by the Lessee in terms of the Lease Deed and the Parties agreeing to comply with the terms and conditions mentioned therein, the Lessors hereby grant lease of the Schedule Property in favour of the Lessee on the terms and conditions stipulated hereunder.

2. COMMENCEMENT OF LEASE, TERM AND RENEWAL :

2.1 The Lease of the Schedule Property shall commence from 1-3-2023 (the "Lease Commencement Date").

2.2 The term of lease of the Schedule Property shall be for a period of **Twenty Nine Years Two Months** commencing from the Lease Commencement Date (the "Lease Term") and ending on 30-4-2052.

2.3 The said lease shall be extended/renewed for a period as mutually agreed upon between the parties and a separate Agreement shall be executed.

3. RENT:

3.1 The Lessee shall pay a monthly rent at the rate of Rs. 16/- per square foot (as per Annexure-1 below) for the constructed area, subject to deduction of applicable TDS etc. (if any) with effect from 1-5-2023 (**Rent Commencement date**) to the Lessors in the following manner:

- | | | |
|-----------------|---|-----|
| a. Lessor No. 1 | - | 50% |
| b. Lessor No. 2 | - | 50% |

For Pragna Education Society

Siddagangamma

President/Secretary/Treasurer

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Harsha S/o Shivshankararai Paramanna Layout, Nelamangala	Harsha K.S.
2	Santosh S/o Ramakrishna B H Road, nelamangala	Santosh

ಸಹಿ ರಾಜ್ಯಾಧಿಕಾರಿ
ಹಿರಿಯ ಉಪ ನಿರೀಕ್ಷಾಧಿಕಾರಿ
ನಲಮಂಗಲ


1 ನೇ ಪ್ರಕಟಣೆ ದೃಢೀಕರಣ
ಸಂಖ್ಯೆ NMG-1-11613-2022-23 ಅಗಿ
ಸಿ.ಡಿ. ಸಂಖ್ಯೆ NMGD1482 ನೇ ಪ್ರಕಟಣೆ
ದಿನಾಂಕ 30-11-2022 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ


ಹಿರಿಯ ಉಪ ನಿರೀಕ್ಷಾಧಿಕಾರಿ
ಸಹಿ ರಾಜ್ಯಾಧಿಕಾರಿ (ನಲಮಂಗಲ)





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Though the rent is paid for the constructed area, the open ground and constructed area shall co-exist during the term of the lease and the open ground (during the entire term of the lease) shall be used only by the Lessee for it's Activities without payment of any rent.

- 3.2 The Lessee shall pay the above-mentioned Rent on or before 10th day of every month subsequent to the month for which the same is due and payable. The Rent shall be subject to deduction of tax at source as applicable under the provisions of the Income Tax Act, 1961 as applicable from time to time.
- 3.3 The Monthly rent shall be increased by 7% on the existing rent every Two years during the term of the Lease.
- 3.4 A table indicating the Rent Payable is annexed hereto as Annexure-1.
- 3.5 No Security Deposit has been paid under this deed.
- 3.6 Further the Security deposit paid earlier shall be refunded by the Lessors free of interest, upon the expiry or earlier termination of the Lease Deed, after deducting arrears of Rent, if any. Upon expiry or earlier termination of the Lease Deed, the Lessee shall, simultaneously with the repayment of the Security Deposit in the manner abovementioned, vacate and handover the Schedule Property to the Lessors. It is clarified that the Lessee shall be entitled to retain possession of the Schedule Property without any obligation to pay any Rent or other charges in the event of a failure on the part of the Lessors to refund the Security Deposit.

4 SALE/MORTGAGE:

- 4.1 In the event the Lessors are desirous of selling the Schedule Property or any part thereof, the Lessee shall have the right of first refusal for purchase of the same. The Lessors shall first offer (through orally/writing) to sell the Schedule Property or any part thereof to the Lessee. In the event the Lessee does not accept the offer of the Lessors or is unable to match the price at which the Schedule Property is offered by the Lessors, the Lessors shall be free to sell

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- the Schedule Property to any third party; provided that the price at which the Lessors shall offer the Schedule Property to a third party shall not be lower than the price at which the same was offered to the Lessee.
- 4.2 Notwithstanding the aforesaid, any sale or other transfer of the Schedule Property by the Lessors shall not affect the right or possession of the Lessee under this Lease Deed and shall be subject to the terms and conditions hereof. The Lessors shall also secure a letter from the intended transferee unconditionally agreeing to be bound by the terms of the Lease Deed including refund of the Security Deposit (paid as per the terms of Another Lease Deed) in terms hereof.
- 4.3 The Lessee shall not have any right to mortgage the Schedule Property for the purpose of securing a loan. The Lessee shall however, be entitled to mortgage their leasehold rights in respect of the Schedule Property. However any such Loan shall be cleared by the Lessee One year prior to the expiry of the Lease Term. The Lessee assures and covenants with the Lessors that the liability so created by them as aforesaid will be fully answered by them and the Lessors are not liable and responsible for the same and in the event of any claims, the Lessee agrees to indemnify and keep the Lessors indemnified from such claims and demands and protect them at all times.
- 5 USE OF THE PROPOSED LEASED PREMISES**
- 5.1 The Lessee shall be entitled to use the Schedule Property for running any of its activities including, limited to School/educational institutions and ancillary activities.
- 5.2 Further in the event if the Lessee requires additional floors or any new constructions in the other areas of the Schedule Property, the Lessee shall request the same in writing to the Lessors, who in turn shall construct the additional floor/constructions (as per the requirement) from their own cost and expenses. (constructions includes the structure, flooring, painting,

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electrical and plumbing). Once the new building/area is handed over to the Lessee, a period of 60 days is provided (fit out period) for the lessee to complete the interiors etc and after the expiry of the fit out period, the Lessee shall be liable to pay monthly rent for the newly constructed area on square feet basis (at the prevailing rent being paid for the Schedule Property).

- 5.3 Further if the Lessors are unable to construct the same (as mentioned in para No. 5.2 above), then the Lessee shall be entitled to construct additional floors/area in the schedule property from their own cost and expenses and in that event, the lessee shall not be liable to pay any rent for the same.
- 5.4 The Lessee shall provide the Concept, design, detailed quantity with regard to the Additional Construction and the same shall be constructed during the Non-Academic months by the Lessors and after the completing the said construction, the Lessors shall provide the certificate issued by a competent Chartered Engineer. The Lessors undertake to expeditiously take steps to mitigate all circumstances, and settle at their own cost, any actions and/or proceedings that are likely to act as an impediment in the development of the buildings and shall co-operate with the Lessee in ensuring that the construction phase is carried out smoothly without any interference or obstruction.
- 5.5 The Lessors shall if required release or relinquish or reserve such areas in the Schedule Property for the purpose of road widening / CDP Roads, installation of water sumps / tanks, sewerage treatment plants or other pollution control equipment, etc., or such other requirements, as may be planned or as may be required by the architect of the Project or as may be required by the authorities during the process of issuing sanctions / NOC's / permissions / clearances, or during the process of completion / development of the project.

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5.6 The Lessee shall be entitled to establish and operate a school/educational institution (including hostel and boarding facilities) and allied activities in the Schedule Property and the buildings constructed thereon without any let, hindrance, interference from the Lessors or any other person.

5.7 The Lessors shall ensure that at all times during the Lease Term, the Lessee is not, in any manner, prohibited or prevented by any person from entering upon or using the Schedule Property.

6 SUB-LETTING :

6.1 The Lessee shall be entitled to sublet the Schedule Property and buildings constructed thereon or portions thereof to it's sister concern only or any Association/Trust/Society/Company/Firm etc where any one of the present member of the Society is a member of that Association/Trust/Society/Company/Firm etc. The Lessee shall, within one month of effecting the sub-lease, deliver copies of the deed of sub-lease to the Lessors. Any such sub-lease shall not contain any provision/limitation to the rights of the Lessors under this Lease Deed.

6.2 The Lessors shall not interfere directly or indirectly with the possession or other rights of the Lessee or the sub-tenants during the Lease Term. The Lessee and their sub tenants / licensees shall be entitled to enjoy the Schedule Property without any interference from the Lessors, their agents or any other person claiming through or under the Lessors except in accordance with the terms of the Lease Deed.

7 RETURN OF POSSESSION ON EXPIRY / TERMINATION :

7.1 On the expiry of the lease period and in the absence of any renewal, the Lessee shall deliver back possession of the Schedule Property to the Lessors along with the buildings constructed thereon as it exists on that day on an "as is where is basis" condition and subject to the Lessors refunding the Security Deposit.

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8 PAYMENT OF TAXES :

8.1 The Lessors shall pay the municipal taxes, cess and other charges (on actual) imposed or levied in respect of the Schedule Property by the concerned Authorities. However, in the event that the Lessors fail to pay any such taxes or other dues the same may be paid by the Lessee after intimating the Lessors in writing and the payments so made shall be deducted by the Lessee from the monthly Rent payable to the Lessors.

8.2 The regular maintenance costs of the Schedule Property, other than the taxes as mentioned above, shall be borne and paid by the Lessee.

9 ACQUISITION :

9.1 If the entire Schedule Property is acquired by the Government or other Authority, then this Agreement shall stand terminated. Compensation payable towards the Schedule Property shall be claimed by the Lessors in entirety and the compensation payable towards construction made thereon (if any from the Lessee) shall be claimed by the Lessee. In the event a portion of the Schedule Property is acquired by the Government or other Authority, then the Lessee shall have an option to terminate or to continue with the lease of the remainder of the Schedule Property.

10 PAYMENT OF ELECTRICITY AND WATER CHARGES:

10.1 The monthly Rent shall be exclusive of electricity and water charges for the consumption of electricity and water in the Schedule Property which the Lessee shall pay promptly every month without default to the concerned authorities and service providers.

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10.2 In the event if the Lessee require any additional supply of electricity, it shall be the responsibility of the Lessors to provide the same. Presently the Lessors have agreed to provide 10KV connection to the Schedule Property.

11 TERMINATION :

11.1 The Parties shall not be entitled to terminate the lease, save and except as set out hereunder:

a) *By the Lessee:*

(i) In the event of breach of any of the obligations of the Lessors under this Lease Deed, including but not limited to any breach or default in the representations made by the Lessors with respect to their title to the Schedule Property, which default the Lessors has not cured within thirty (30) days from the date of notice from the Lessee of such breach, the Lessee will be entitled, in addition to all its other remedies available under the terms of the Lease and otherwise at law, to forthwith terminate the Lease.

(ii) If the whole or any portion of, or access to, the Schedule Property is at any time destroyed or damaged or the use of the buildings constructed on the Schedule Property is prevented, restricted or interfered with by reason of fire or other causality or accident, vagaries of nature, strike, vandalism, public commotion or agitation, acts of terrorism, pandemic/epidemic, war or other violence, any law, or regulation of any government, any action by the Municipal or other statutory authority or any proceedings (each such event shall be called a "*Force Majeure*" event), then the Lessee shall have the right to terminate the lease with immediate effect, without any cost or liability. Further in the event if the said buildings are damaged/destroyed due to "*Force Majeure*" or the Lessee is unable to run it's activities due to any lock-down/orders etc imposed by the

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Govt., etc, then the Lessee shall from their own cost and expenses construct the said building in the Schedule Property, however till the said building is completed or the damage is rectified or the orders are relaxed, the Lessee are not entitled to pay the monthly rents to the Lessors for the said period, further the Lessee shall be liable to pay 50% of the rents for the entire lockdown as imposed by the Govt.

(iii) The Lessee may terminate the Lease without citing any reason by giving Six (6) months prior written notice.

b) *By the Lessors:*

(i) In the event of breach of any one or more of the Lessee's obligations under this Agreement, which breach is not cured by the Lessee during the period of Sixty (60) days from the date of issue of notice from the Lessors of such breach, the Lessors will be entitled to terminate the Lease.

(ii) In the event of non-payment of monthly Rent by the Lessee for Three consecutive months in spite of written notice by the Lessors, the Lessors will be entitled to terminate the Lease by giving a Three Months notice to the Lessee.

12 INDEMNITY :

12.1 The Lessors shall jointly and severally indemnify, defend and hold harmless the Lessee its directors, officers, agents and employees from and against any and all claims, liabilities, damages, charges, expenses, proceedings, eviction, costs, losses or injuries (including but not limited to reasonable attorney's fees and expenses) arising out of or relating to (i) any breach of this Agreement or the Lease Deed by the Lessors or (ii) any misrepresentation or

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- breach of any representations and warranties under this Agreement and the Lease Deed and (iii) any act or omission of the Lessors in violation of its legal, statutory, regulatory or other duty or obligation in connection herewith including non-compliance with any statutory rule, bye-law, regulation or other requirement.
- 12.2 The Lessors shall indemnify the Lessee that the constructed area in the Schedule property is good and shall withstand for the entire duration and in the event if any injury/loss of life etc to any person/s, movable property etc occurs during the term of the lease due to the defect in the structure of the building, the Lessors shall be completely responsible/liable for the same and shall indemnify the Lessee and it's staff, representatives, students, parents etc.
- 12.3 The Lessee shall indemnify, defend and hold harmless the Lessors, from and against any and all actual claims, liabilities, damages, charges, expenses, costs, losses or injuries arising out of or relating to (i) any breach of this Agreement and the Lease Deed by the Lessee and (ii) any act or omission of the Lessee in violation of its legal, statutory, regulatory or other duty or obligation in connection herewith.
- 12.4 The Lessors shall from their own cost & expenses shall obtain/complete the following :
- Structural Safety Certificate from the PWD Department/concerned authorities or as required/advised by the Govt.
 - Water Proofing of the entire Terrace Area.
 - Any Additional Power Connection.

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Further in the event if the Lessors are unable to obtain/complete the same from their own cost and expenses, then the Lessee shall pay for the same and deduct the same from the Monthly Rent payable.

13. STAMP DUTY ETC., ON LEASE DEED :

The Parties have equally borne and paid for the cost of stamp duty and registration charges of this Lease Deed.

Each party shall bear its own legal costs and professional fee of their respective counsel.

14. AMENDMENTS :

No change, variation or modification of any of the terms and conditions set forth herein shall be valid unless incorporated as an amendment to this Agreement, and signed by the duly authorized representatives of both Parties.

15. ARBITRATION, GOVERNING LAW, JURISDICTION :

15.1 Any controversy or claim or dispute or difference arising out of or relating to the lease of the Schedule Property under this Lease Deed, or relating to the terms and conditions hereof or an interpretation thereof or any breach or alleged breach of this Lease Deed, shall be referred to, and finally settled in accordance with the provisions of the Arbitration and Conciliation Act, 1996 by a sole arbitrator to be jointly appointed by the Lessors and the Lessee. The Arbitration proceedings shall be held in Bangalore. The decision of the Arbitrator shall be final and binding on the Parties.

15.2 The law governing this Agreement and the Lease Deed shall be Indian Law and the courts at Nelamangala/Bangalore shall have jurisdiction.

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16. Custody:

This Agreement is executed in Two sets and both the parties have retained one set each.

17. INSPECTION:

The Lessor shall review the structure of the said building through the competent persons/engineers/Agency once in Ten years to ensure that the structure of the building is safe and shall furnish the Structural Safety Certificate etc in the prescribed format whenever demanded by the Govt. Further if any point of time during the term of the lease if any portion of the constructed area is unusable, the Lessors shall rectify the same from their own cost and expenses and till such time, the Lessee shall not be liable to pay rent for the said area.

SCHEDULE PROPERTY

All that piece and parcel of Converted Property bearing No. 157/2 measuring 66,250 sq. ft. situated at Nelamangala Village, Kasaba Hobli, Nelamangala Taluk, (Subhashnagar, Nelamangala Town) consisting of a Building with ground floor, first floor, second floor and third floor, totally having a built up area is App. 24,000 sq. feet and total vacant area is App. 60,250 sq. feet and bounded on the:

- East by: Road & Residential layout formed in Property No. 157/2,
West by: Property belonging to Basavanna Devara Mutt,
North by: Road and Private Residential Layout,
South by: Private Residential Layout,

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For Pragna Education Society

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President/Secretary/Treasurer

Sidda Gangamma



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9/11/23/19

IN WITNESS WHEREOF the parties have set their hands to this LEASE DEED on the date, month and year mentioned hereinabove in the presence of the Witnesses hereunder.

WITNESSES:

1. HARSHA K.S

S/o Shiva Shankar Karwalah. K.S.
Paramanna layout
Nelamangala
Hanna. K.S.


LESSOR No. 1

Siddagangamma
LESSOR No. 2


2. Sathya
Sardeshi & Co.
B. H. Road
Mysore

For Pragna Education Society

President/Secretary/Treasurer

LESSEE

DRAFTED BY


RAVIKUMAR. D.K.
D.V.L. No. 20/09-10
Nelamangala Taluk,
Bangalore Rural Dist.



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ANNEXURE-I

(Monthly Rent Payable) - Term : 29 years 2 Months (1-3-2023 till 30-4-2052).

Rent shall be increased by 7% at the end of every Two years on the existing rent

Monthly Rent Payable from 1-3-2023 till 30-4-2024	Rs. 3,84,000/-.
Monthly Rent Payable from 1-5-2024 till 30-4-2026	Rs. 4,10,880/-.
Monthly Rent Payable from 1-5-2026 till 30-4-2028	Rs. 4,39,640/-.
Monthly Rent Payable from 1-5-2028 till 30-4-2030	Rs. 4,70,415/-.
Monthly Rent Payable from 1-5-2030 till 30-4-2032	Rs. 5,03,344/-.
Monthly Rent Payable from 1-5-2032 till 30-4-2034	Rs. 5,38,578/-.
Monthly Rent Payable from 1-5-2034 till 30-4-2036	Rs. 5,76,278/-.
Monthly Rent Payable from 1-5-2036 till 30-4-2038	Rs. 6,16,617/-.
Monthly Rent Payable from 1-5-2038 till 30-4-2040	Rs. 6,59,780/-.
Monthly Rent Payable from 1-5-2040 till 30-4-2042	Rs. 7,05,964/-.
Monthly Rent Payable from 1-5-2042 till 30-4-2044	Rs. 7,55,381/-.

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Monthly Rent Payable from 1-5-2044 till 30-4-2046	Rs. 8,08,257/-.
Monthly Rent Payable from 1-5-2046 till 30-4-2048	Rs. 8,64,835/-.
Monthly Rent Payable from 1-5-2048 till 30-4-2050	Rs. 9,25,373/-.
Monthly Rent Payable from 1-5-2050 till 30-4-2052	Rs. 9,90,149/-.

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President/Secretary/Treasurer