

Land Documents for:

Land	Registration Details (In the Name of NVT Quality Educational Trust)	Sale / Lease Deed	Area (Acres)
1	936/12/13 dated 17/05/2012	Sale Deed	1.075
2	BK1 121 2011-12 dated 08/04/2011	Sale Deed	0.562
3	3011/11-12 dated 19/09/2011	Sale Deed	0.100
4	BK1 933 2012-13 dated 17/05/2012	Sale Deed	0.300
5	SJR 1 4965 Dated 12th Sep 2022 and BK-1/6703/23-23 dated 25.10.2023	Lease Deed (30 years)	2.8125
		Total	4.8495 Acres (Contiguous)



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

REGISTRATION No. 936/12/12

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು | Consisting Total Sheet
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದದ್ದಕ್ಕಿಂತ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this 17th day of May, Two Thousand and Twelve at Bangalore,

BY

1. Ms. SAROJAMMA, aged about 58 years,
D/o Late Muniyappa @ Yellappa,
2. Ms. CHANDRAMMA, aged about 55 years,
D/o Late Muniyappa @ Yellappa,
3. Mr. M. DEVADAS, aged about 53 years,
S/o Late Muniyappa @ Yellappa,
- 3A. Mrs. SHIVAMMA, aged about 46 years,
W/o M. Devadas,
- 3B. D. SANTHOSHKUMAR, aged about 24 years,
S/o M. Devadas,
- 3C. D. SUMA, aged about 21 years,
D/o M. Devadas,
4. Ms. YALLAMMA, aged about 50 years,
D/o Late Muniyappa @ Yellappa,
5. Ms. SHANTHAMMA, aged about 48 years,
D/o Late Muniyappa @ Yellappa,
6. Ms. MANGALAGOWRI, aged about 46 years,
D/o Late Muniyappa @ Yellappa,
7. Mr. M. RAMU, aged about 38 years,
S/o Late Muniyappa @ Yellappa,
- 7A. PREMA, aged about 30 years
W/o RAMU
- 7B. PUSHPA, aged about 8 years
D/o RAMU

K. G. Gang

B.N.G.(U) S.J.P.S.L.No. 936/12/13
 Book / Consisting Total Sheets 9
 Total 2-14 Pages



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 M/s. NVT Quality Educational Trust., Rep by its Chairman Mr. K.G. Garg , ಇವರು
 410015.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಪೇ ಆರ್ಡರ್	273320.00	State Bank of India White Field Branch Bangalore P.O.No. 519450 dt: 17/05/2012
ಇತರ ಬ್ಯಾಂಕ್ ಪೇ ಆರ್ಡರ್	48375.00	State Bank of India White Field Branch Bangalore P.O.No. 519447 dt: 17/05/2012
ನಗದು ರೂಪ	88320.00	Paid in cash
ಒಟ್ಟು :	410015.00	

ಸ್ಥಳ : ಸರ್ಕಾರಿ

ದಿನಾಂಕ : 17/05/2012


 ಕೆ.ಜಿ.ಗರ್ಗ್ ಮತ್ತು ಮುಖ್ಯ ಅಧಿಕಾರಿ
 ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
 (ಸರ್ಕಾರಿ)
 ಸರ್ಕಾರ

Designed and Developed by C- DAC ,ACTS Pune.



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

B.N.G.U) S.I.P.S.I.No. 936/10/10

Book / Consisting Total Sheets 9

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು

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ದಾಖಲೆಯನ್ನು ಬರೆದದ್ದು ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

✓ 7C. RAJENDRA, aged about 6 years

S/o RAMU

Party at Sl. No. 7B AND 7C. being minors represented by their father and natural guardian Mr. RAMU

✓ 8. Mr. LAKSHMANA, aged about 38 years

S/o Late Muniyappa @ Yellappa,

✓ 9. Mr. VENKATESH, aged about 35 years

S/o Late Muniyappa @ Yellappa,

✓ 9A. GEETHA, aged about 31 years,

W/o VENKATESH

✓ 9B. ANUSHA, aged about 10 years,

D/o VENKATESH

✓ 9C. SOWBHAGYA, aged about 8 years,

D/o VENKATESH

Party at Sl. No. 9B AND 9C. being minor represented by their father and natural guardian Mr. VENKATESH

✓ 10. Ms. PAPAMMA, aged about 33 years

D/o Late Muniyappa @ Yellappa,

All Residing at
Chambenahalli Village,
Sarjapura Hobli,
Anekal Taluk,
Bangalore Urban District.

(Above Sr. No. 1 – 10 are Group 1 Sellers of Schedule Property Item No. 1)

✓ 11. Mrs. GOWRAMMA, aged about 65 years,

W/o Late Sri. Shankarappa,

✓ 12. Mrs. SHANTHAMMA, aged about 43 years,

D/o Late Sri. Shankarappa,

✓ 13. Mrs. NANJAMMA, aged about 40 years,

D/o Late Sri. Shankarappa,

K. C. Garg

B.N.G.(U) S.J.P.C. 936/12

Bank of Karnataka Ltd. 936/12

Total 6-14 Pages



Print Date & Time : 17-05-2012 04:15:17 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 936

ಸರ್ವಾಧಿಕಾರಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಹುವವಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 17-05-2012 ರಂದು 04:01:07 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೈ
1	ನೋಂದಣಿ ಕುಲ್ಕ	72570.00
2	ಸೇವಾ ಕುಲ್ಕ	390.00
3	ಪರಿಶೋಧನಾ ಕುಲ್ಕ	70.00
	ಒಟ್ಟು :	73030.00

ಶ್ರೀ M/s. NVT Quality Educational Trust., Rep by its Chairman Mr. K.G. Garg ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. NVT Quality Educational Trust., Rep by its Chairman Mr. K.G. Garg			

ಸಹಿ ರಚಿಸುತ್ತಾರೆ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ವಾಧಿಕಾರಿ

ಬರೆಯಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	M/s. NVT Quality Educational Trust., Rep by its Chairman Mr. K.G. Garg (ಬರೆಯಕೊಂಡವರು)			

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ವಾಧಿಕಾರಿ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

B.N.G.(U) S.J.P.S.L.No. 936/12/9

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು | Consisting Total Sheets
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ದಾಖಲೆಯನ್ನು ಬರೆದುದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

✓ 14. Mrs.RATHNAMMA, aged about 38 years,
D/o Late Sri. Shankarappa,

✓ 15. Mrs.YALLAMMA, aged about 36 years,
D/o Late Sri. Shankarappa,

✓ 16. Mrs.SHOBHA, aged about 32 years,
D/o Late Sri. Shankarappa,

All Residing at Chambenahalli Village,
Sarjapura Hobli,
Anekal Taluk,
Bangalore Urban District.

(Sr. No. 11 to 16 are Group 2 Sellers of Schedule property Item 2)

All Group 1 and Group 2 Sellers are represented by their registered Power of Attorney Holder

Sri Nitin Garg, Aged about 37 years
S/o Mr.K.G.Garg,
Residing at No.E-211, Prestige Ozone,
Near Varthur Kodi,
Whitefield,
Bangalore - 66.

(hereinafter referred to as the "SELLERS" (which expression shall wherever the context so requires or admits, mean and include their respective Legal Heirs, Successors, Executors, Administrators, Representatives and Assigns etc.,) of the First Part;

M/s. NVT QUALITY LIFESTYLE PROJECTS PVT LTD,
(A Company incorporated under Indian Companies Act, 1956)
Having its registered office at ,
CAP 1, Export Promotion Industrial Park,
Whitefield, Bangalore - 560 066.

- Represented by its Director Mr. Nitin Garg, Aged about 37 years

(hereinafter referred to as the "CONFIRMING PARTY" (which expression shall wherever the context so requires or admits, mean and include its trustees, representatives, Directors, administrators, executors, successors-in-title and assigns etc.,) of the Second Part;

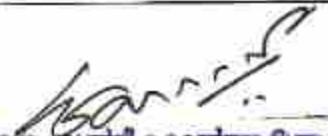
K. G. Garg

M. G.

B.M.G.(U) S.I.P.S.I No. 936/12/13
Book / Consisting Total Sheets 9
Total 6-14 Pages

4

2	Ms. Sarojamma, Ms. Chandramma, Mr.M. Devadas, Mrs. Shlvamma. D. Santhoshkumar, D. Suma, Ms. Yallamma, Ms. Shanthamma, Ms. Mangalagawri, Mr.M. Ramu (Self & Minor Gaurdian for Pushpa) & Rajendra, Prema, Mr. Lakshmana, Mr. Venkatesh, Self & Minor Guardian for Anusha & Sowbhagya, Geetha, Ms. Papamma Rep by their GPA Holder Mr.Nitin Garg (ಬರೆಯುತೀವು)			7-6-1
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ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕಾಧಿಕಾರಿ
ಸರ್ಕಾರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಜೆ: ರೂ. 2/-

B.R.E.G.II S.J.P.S.I.No

936/1/12

Book / Consisting Total Sheets

9

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು

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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

IN FAVOUR OF

M/s. NVT QUALITY EDUCATIONAL TRUST,
a Trust having its Office at
CAP 1, Export Promotion Industrial Park,
Whitefield, Bangalore - 560 066.

Represented by its Chairman Mr. K.G. Garg, Aged about 66 years

(hereinafter referred to as the "PURCHASER" (which expression shall wherever the context so requires or admits, mean and include its trustees, representatives, Directors, administrators, executors, successors-in-title and assigns etc.,) of the Third Part;

NOW THIS DEED WITNESSTH AS FOLLOWS:

Item 1 of the schedule property

WHEREAS, the Group 1 Sellers at SL.No.1 to 10 of the First Part are the absolute owners of all that piece and parcel of land bearing Sy.No.88, measuring an extent of 0-22 guntas (converted vide Conversion Certificate bearing No.ALN.(A) (S) S.R.270/2011-12, dated 09/1/2012, issued by the Special Deputy Commissioner, Bangalore District), out of 3 acres 8 guntas, plus 2 Guntas kharab, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore urban district, which Property is more fully described in the Schedule hereunder and hereinafter referred to as the Schedule Property and Known as Item -1, in the Schedule of the property. The said Property was acquired by Mr.M.Devadas and his mother Mrs. Nagamma vide Order No.VOA.125/80-81, dated 23/04/1982.

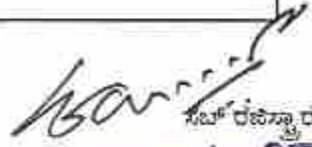
The Group 1 Sellers had executed a registered power of attorney dated 12/7/2011, in favour of Sri Nitin Garg, Aged about 36 years S/o Mr.K.G.Garg, Residing at No.E-211, Prestige Ozone, Near Varthur Kodi, Whitefield, Bangalore - 66, authorizing him to do various acts, deeds and things mentioned therein, including the power to sell the Item - I of the Schedule Property, which GPA is registered as document No.170/2011-12, registered before the Office of the Sub-Registrar, Sarjapura, Bangalore, and the said Sri Nitin Garg, hereby confirms that the said power of attorney is still valid and subsisting and based on the said authority and power Sri Nitin Garg, is executing and registering this sale deed.

K. G. Garg

Nitin Garg

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋರ್ಟ್ರೆ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
3	M/s. NVT Quality Lifestyle Projects Pvt Ltd., Rep by its Director Sri.Nitin Garg S/o. K.G. Garg (Confirming Party) (ಒಪ್ಪಿಕೊಳ್ಳುವವರು)			
4	Mrs. Gowramma, Mrs. Shanthamma, Mrs. Nanjamma, Mrs. Rathnamma, Mrs. Yalamma, Mrs. Shobha Rep by their GPA Holder Mr.Nitin Garg S/o. K.G. Garg (ಒಪ್ಪಿಕೊಳ್ಳುವವರು)			

B.N.G.(U) S.J.P.S.L.No. 936/12/13
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 Total 8-14 Pages


 ಸಿಬ್ಬಂದಿ
 ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕಾಧಿಕಾರಿ
 ಸರ್ಕಾರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಲು ಕೂಡಬಹುದು
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Total 9-14 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಹಾಕಲಾಗಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

Item 2 of Schedule Property:

WHEREAS, the Group 2 Sellers at Sl.No.11 to 16 of the First Part are the absolute owners of all that piece and parcel of land bearing Sy.No.88, measuring an extent of 0-21 guntas {converted vide Conversion Certificate bearing No.ALN.(A) (S) S.R.270/2011-12, dated 09/1/2012, issued by the Special Deputy Commissioner, Bangalore District}, out of 3 acres 8 guntas plus 2 Guntas kharab, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore urban district, which Property is more fully described in the Schedule hereunder and hereinafter referred to as the Schedule Property known as Item -2 of the Schedule Property. The First Party at Sl.No.11 to 16 had acquired the same by way of inheritance from late Sri.Shankarappa S/o Junjappa, who inturn had acquired the same during his lifetime vide Order No.VOA.125/80-81, dated 23/04/1982, and after the intestate death of Sri.Shankarappa, the First parties herein at Sl.Nos.11 to 16, inherited the same as his sole surviving legal heirs and the RTC was mutated in the name of his wife Mrs.GOWRAMMA.

The the Group 2 Sellers had executed a registered power of attorney dated 12/7/2011, in favour of Sri Nitin Garg, Aged about 36 years S/o Mr.K.G.Garg, Residing at No.E-211, Prestige Ozone, Near Varthur Kodi, Whitefield, Bangalore - 66, authorizing him to do various acts, deeds and things mentioned therein, including the power to sell the Item - II of the Schedule Property, which GPA is registered as document No.169/2011-12, registered before the Office of the Sub-Registrar, Sarjapura, Bangalore, and the said Sri Nitin Garg, hereby confirms that the said power of attorney is still valid and subsisting and based on the said authority and power Sri Nitin Garg, is executing and registering this sale deed.

AND WHEREAS the Sellers herein since the date of acquisition of the Schedule Property in the manner referred to above have been in peaceful possession and enjoyment of the same as its absolute owners without any let or hindrance from any one and are exercising acts of ownership and possession over the same.

WHEREAS the Sellers herein have also paid upto date taxes in relation to the Schedule Property to the concerned authority, and assure that the Schedule Property is free from all types of encumbrances.

WHEREAS the Sellers in furtherance of the agreement have offered to sell the Schedule Property in favour of the Purchaser herein and the Purchaser herein has agreed and has come forward to purchase the Schedule Property. Hence, this Sale Deed.

CONFIRMING PARTY:

Whereas the Confirming Party had entered into an Agreement of sale dated 12/7/2011, with the Group 1 and Group 2 sellers and had paid advance amount to the sellers, which Agreement of sale is registered as document No.1627/2011-12, and No.1626/2011-12, respectively, both the

K. G. Garg

N. G. Garg

ಗುರುತಿಸುವವರು

B.M.G.(U) G.J.P.S.I.No. 936/12/12
Book / Consisting Total Sheets 9
Total 10 - 14 Pages

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Babu.T.V. S/o. M. Venkataswamy T.C. Halli Village, Sarjapura Hobli, Anekal Tq, Bangalore Dist.	9360 I.V
2	Ananthakumar S/o. Srinivas T.C. Halli Village, Sarjapura Hobli, Anekal Tq, Bangalore Dist.	A.

ಸಹಿ ರಚಿಸಾರ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ SRJ-1-00936-2012-13 ಆಗಿ
ಪಿ.ಡಿ. ನಂಬರ್ SRJD101 ನೇ ಪುಟದಲ್ಲಿ
ದಿನಾಂಕ 17-05-2012 ರಂದು ಮೊದಲನೆಯ ಬಾರಿಗೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಹುವುಕುಡಿ (ಸರ್ಕಾರ)



ಎಸ್.ಆರ್. ವಸಂತ ಕುಮಾರ್
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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R.G.H.S.J.P.S.I.No. 936/12

Containing Total Sheets 9

Total 11-14 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದದ್ದಿನ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

deeds registered in Book - I, registered before the Office of the Sub-Registrar, Sarjapur, Bangalore and the Second party/Confirming Party has consented to be confirming party to this sale deed, confirming absolute transfer of entire right, title and interest over the schedule property in favour of the purchaser herein, the second party hereby releases, relinquishes, transfers, conveys, sells his entire right, title and interest over the schedule property in favour of the Purchaser herein.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

Item 1 of the Schedule Property

That in pursuance of the above common intention and in consideration of the Purchaser already having paid the entire sale consideration of Rs.11,00,000/- (Rupees Eleven Lakhs Only) to the Sellers before the undersigned witnesses, in the following manner;

- a sum of Rs. 2,00,000/- (Rupees Two Lakh Fifty Thousand Only) to Mr. **M. Devdas** vide Crossed Cheque bearing No 590123, dated 11-07-2011, drawn on State Bank of India, Whitefield Branch, Bangalore;
- a sum of Rs. 1,00,000/- (Rupees One Lakh Only) to Mr. **RAMU** vide Crossed Cheque bearing No 590124, dated 11-07-2011, drawn on State Bank of India, Whitefield Branch, Bangalore;
- a sum of Rs. 1,00,000/- (Rupees One Lakh Only) to Mr. **LAKSHMAN** vide Crossed Cheque bearing No 590128, dated 11-07-2011, drawn on State Bank of India, Whitefield Branch, Bangalore;
- a sum of Rs. 1,00,000/- (Rupees One Lakh Only) to Mr. **VENKATESH** vide Crossed Cheque bearing No 590126, dated 11-07-2011, drawn on State Bank of India, Whitefield Branch, Bangalore;
- a sum of Rs. 2,00,000/- (Two Lakhs only) to Mr. **VENKATESH** vide Crossed Cheque bearing No 612583, dated 25/10/2011, drawn on State Bank of India, Whitefield Branch, Bangalore;
- a sum of Rs. 2,00,000/- (Two Lakhs only) to Mr. **M. Devdas** vide Crossed Cheque bearing No 308822, dated 10/02/2012, drawn on Axis Bank, Whitefield Branch, Bangalore;
- a sum of Rs. 1,00,000/- (Two Lakhs only) to Mr. **RAMANNA** vide Crossed Cheque bearing No 014916, dated 10/02/2012, drawn on Axis Bank, Whitefield Branch, Bangalore;
- a sum of Rs. 1,00,000/- (One Lakhs only) to Mr. **LAKSHMAN** vide Crossed Cheque bearing No 308821, dated 10/02/2012, drawn on Axis Bank, Whitefield Branch, Bangalore;

the receipt of which entire sum of Rs. 11,00,000/- (Rupees Eleven Lakhs Only) is jointly acknowledged by the First Party before the undersigned witnesses. The aforesaid payment was made (cheques were issued) as per the request of the Sellers.

K. G. Gang

Atti



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಟಿ : ರೂ. 2/-

ಕ.ನ.ರ.ಇ.ಸ.ಜ.ಪ.ಸ.ನಂ. 936/1

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಾಹ್ಯೋದ್ದೇಶವಿರುವುದು
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12-14 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ-ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

Item 2 of the Schedule Property

That in pursuance of the above common intention and in consideration of the Purchaser already having paid the entire sale consideration of Rs.10,50,000/- (Rupees Ten Lakh Fifty Thousand Only) to the Sellers before the undersigned witnesses, in the following manner:

- a sum of Rs.10,000/- (Rupees Ten Thousand Only) to Mr. M. Srinivas vide Crossed Cheque bearing No 098873, dated 3/02/2011, drawn on Axis Bank, Whitefield Branch, Bangalore, as per the request of Mrs. GOWRAMMA, to meet her requirements;
- a sum of Rs.1,40,000/- (Rupees One Lakh Forty Thousand Only) to Mrs. GOWRAMMA vide Crossed Cheque bearing No 590122, dated 11-07-2011, drawn on State Bank of India, Whitefield Branch, Bangalore;
- a sum of Rs.2,00,000/- (Rupees Two Lakhs Only) to Mrs. S. YALLAMMA vide Crossed Cheque bearing No 244927, dated 20-08-2011, drawn on SBI Bank, Whitefield Branch, Bangalore;
- a sum of Rs.2,00,000/- (Rupees Two Lakhs Only) to Mrs. GOWRAMMA vide Crossed Cheque bearing No 314048, dated 08-11-2011, drawn on Axis Bank, Whitefield Branch, Bangalore;
- a sum of Rs.5,00,000/- (Rupees Five Lakhs Only) to Mrs. GOWRAMMA vide Crossed Cheque bearing No 308859, dated 10-02-2012, drawn on Axis Bank, Whitefield Branch, Bangalore;

the receipt of which entire sum of Rs. 10,50,000/- (Rupees Ten Lakh Fifty Thousand Only) is jointly acknowledged by the First Party before the undersigned witnesses. The aforesaid payment was made (cheques were issued) as per the request of the Sellers.

The Group1 and Group 2 Sellers as the absolute owners of all that piece and parcel of the Schedule Property do hereby sells, conveys, transfers, alienates UNTO the Purchaser all that piece and parcel of the Schedule Property TO HAVE AND TO HOLD the same as its absolute owner with all rights, liberties, privileges, easements, hereditaments, ways, water courses and free from all encumbrances, affirm and assure the purchaser as Follows:-

- The Sellers have this day put the Purchaser in vacant possession of the Schedule Property and the Purchaser acknowledges having taken delivery of the same.
- The Sellers assure the Purchaser that the Schedule Property is their absolute property and that no other member/s of their family has/have any manner of claim, right, title or interest over the same.
- The Sellers assure the Purchaser that they have a clear, valid, subsisting and marketable title in relation to the Schedule Property and that there is no legal impediment for the absolute sale of the Schedule Property in favour of the Purchaser herein and categorically undertake to

K. G. Gang

MG

ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೨೦೧೨ 152 ಮುನ್ಸೂಚನೆಯ 2013
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಜಿಲ್ಲೆ : ರಸ್ತೆ 2/1
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R.S./U.S./P.S.L.No.
Consisting Total Sheets

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಾಖಲೆಯನ್ನು ಬರೆದುದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

indemnify the Purchaser to the entire extent, in the event of there being any defect in title or third party claim.

4. The Sellers assure the Purchaser that the Schedule Property is free from encumbrances of whatsoever nature such as court attachments, minor claims, maintenance claims, charges, lien, lis pendens etc.,

5. The Sellers assures the Purchaser that they have paid upto date taxes in relation to the Schedule Property to the concerned authorities and undertake to indemnify the Purchaser against any such payment/expense.

6. The Sellers undertake to indemnify the Purchaser against any loss/damage/expense the Purchaser may incur/suffer on account of defect in title, if any of the Sellers or arising from the claim of third parties if any.

7. The Sellers have this day handed over all the available documents of title in relation to the Schedule Property to the Purchaser and the Purchaser acknowledges having received the same.

8. The Purchaser shall henceforth be entitled to peacefully and quietly hold, possess, enjoy and exploit the Schedule Property as its absolute Property with all benefits accruing thereto, without any let or hindrance either by the Sellers or any one claiming through or under them.

9. The Sellers have no objection for the Purchaser to get the Katha of the Schedule Property transferred into its name.

10. The expenses of Stamp duty and registration is borne by the Purchaser.

SCHEDULE PROPERTY

Item No.1:

All that piece and parcel of land bearing Sy.No.88, measuring an extent of 0-22 guntas (converted vide Conversion Certificate bearing No.ALN.(A) (S) S.R.270/2011-12, dated 09/1/2012, issued by the Special Deputy Commissioner, Bangalore District), out of 3 acres 8 guntas, plus 2 Guntas Kharab, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore urban district, and bounded on the

East by: Remaining Portion of Survey No. 88;
West by: Remaining Portion of Survey No. 88;
North by: Survey No. 89 and Survey No. 90;

Handwritten signature/initials



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

S.N.G./U.S.J.P.S.L.No. 936/13

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು. / Consisting Total Sheets
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Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

South by: Survey No. 87/1;

Item No.2 :

All that piece and parcel of land bearing Sy.No.88, measuring an extent of 0-21 guntas {converted vide Conversion Certificate bearing No.ALN.(A) (S) S.R.270/2011-12, dated 09/1/2012, issued by the Special Deputy Commissioner, Bangalore District}, out of 3 acres 8 guntas, plus 2 Guntas Kharab, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore urban district, and bounded on the

East by: Remaining Portion of Survey No. 88;
West by: Remaining Portion of Survey No. 88;
North by: Survey No. 90;
South by: Survey No. 87/1;

IN WITNESS WHEREOF, the parties have affixed their signatures to this Agreement of Sale made on the day month and the year first above written.

WITNESSES:

1. 9500
1-V

T.V. Babu s/o M. Venkataswamy
T.C. Halli (Village)
Dommalandra (Post)

2. 81

S. Ananthkumar s/o M. Srinivas
T.C. Halli
Dommalandra

Drafted by
R. SANTHOSH KUMAR & Associates
Advocates,
Flat No.406, Motati Meadows,
Nagavarapalya Main Road,
Benniganahalli, Old Madras Road,
C.V.Raman Nagar Post,
Bangalore - 560 093.

SELLERS
(represented by their registered Power of Attorney Holder)

CONFIRMING PARTY

PURCHASER



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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N.G./U/S.J.P.S.L.No. 121/11/18
Consisting Total Sheets 121-00
Pages

ದಾಖಲೆಯನ್ನು ಬರೆಯುತೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the 8th day of April, Two Thousand and Eleven at Bangalore,

BY

1. Mr.C.M.SUBRAMANI, aged about 45 years,
S/o Mr.C.G.Muniswamy,
Residing at Chambenahalli Village,
Sarjapura Hobli,
Anekal Taluk,
Bangalore Urban District.

2. Mrs. MADHAMMA, aged about 74 years,
W/o late Mr. Nanjappa

2A. Mr. CHINNAPPA, aged about 54 years
S/o late Mr. Nanjappa

2A(a). Mrs. RAJAMMA, aged about 49 years
W/o Mr. Chinnappa

2A(b). Mr. RAMESHA, aged about 29 years
S/o Mr. Chinnappa

2A(c). Ms. MANJULA, aged about 28 years
D/o Mr. Chinnappa

K. G. Gang

K. G. Gang

೨ N.G.(U) S.J.P S.L No. 10/11/11

Consisting Total Sheets 16

Total 08-20 Pages



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೊಂಡಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s NVT Quality Educational Trust Rep by Its Chairman K.G. Garg , ಇವರು 739405.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಪುಸ್ತಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ವಗದು ರೂಪ	20.00	Paid in Cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	625383.00	DD No.016094, Dt 08/04/2011, Drawn on Axis Bank Ltd Bangalore
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	114002.00	DD No.016093, Dt 08/04/2011, Drawn on Axis Bank Ltd Bangalore
ಒಟ್ಟು :	739405.00	

ಸ್ಥಳ : ಸರ್ಕಾರ ಪ್ರೆ

ದಿನಾಂಕ : 08/04/2011


ಕುಪ್ಪಳಿ ಮಂಡಳಿ ಮುಖ್ಯಸ್ಥರು
(ಸಹಾಯಕ ಪ್ರೆ)
ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನ್ಶೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಚಿಹ್ನೆ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೇಜ್ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಶ್ರೀ M.G.(U) S.J.P.S.L. Ltd.

Consisting Total Sheets 16

Total 03-00 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆಯುವ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

2A(d). Ms. PREMA, aged about 24 years
D/o Mr. Chinnappa

2A (e). Mr. ANANDA, aged about 22 years
S/o Mr. Chinnappa

2A(f). Ms. PUSHPA, aged about 20 years
D/o Mr. Chinnappa

2B. Mr. MUNIVENKATAPPA, aged about 47 years
S/o late Mr. Nanjappa

2B(a). Mrs. SAROJAMMA, aged about 42 years
W/o Mr. Munivenkatappa

2C. Mrs. JAYAMMA, aged about 52 years
D/o late Mr. Nanjappa

2D. Mrs. RAJAMMA, aged about 49 years
D/o late Mr. Nanjappa

2E. Mrs. KAVERAMMA, aged about 46 years
D/o late Mr. Nanjappa

2F. Mrs. MUNIYAMMA, aged about 44 years
D/o late Mr. Nanjappa

K. G. Gang

Mr. G. G.



Print Date & Time : 08-04-2011 02:09:02 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-105

ಸೆಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ ಸರ್ಜಾಪುರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 08-04-2011 ರಂದು 01:47:12 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	112010.00
2	ಸೇವಾ ಶುಲ್ಕ	660.00
3	ಇತರೆ	35.00
	ಒಟ್ಟು :	112705.00

ಶ್ರೀ M/s NVT Quality Educational Trust Rep by its Chairman K.G. Garg ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿ

ಹೆಸರು	ಪೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s NVT Quality Educational Trust Rep by its Chairman K.G. Garg			K. G. Garg

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಸೆಬ್ ರೆಜಿಸ್ಟ್ರಾರ್
ರವರ ನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ
ಇನ್‌ಫೋರ್ಮೇಷನ್ ತಾಂತ್ರಿಕ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
1	M/s NVT Quality Educational Trust Rep by its Chairman K.G. Garg (ಬರೆದುಕೊಂಡವರು)			K. G. Garg
2	Mr. C.M. Subramani, Moahamma. Chinnappa, Rajamma, Ramesha, Manjula, Prem, Ananda, Pushpa, Munivenkatappa, Sarojamma, Jayamma, Rajamma, Kaveramma, Munlyamma, Yellamma, Chinnappa, Sombakka, Munivenkatappa & Kaveramma Rep by their GPA Holder Mr. Nitin Garg S/o K G Garg (ಬರೆದುಕೊಂಡವರು)			

ಸೆಬ್ ರೆಜಿಸ್ಟ್ರಾರ್
ರವರ ನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ
ಇನ್‌ಫೋರ್ಮೇಷನ್ ತಾಂತ್ರಿಕ

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಕುಪಯೋಗಿಸಬಹುದು
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V.N.G.(U) S.J.P.S.I. No. 10/10/10

Consisting Total Sheets 10

Total 05-00 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

2G. Mrs. YELLAMMA, aged about 36 years
D/o late Mr. Nanjappa

3. Mr. CHINNAPPA, aged about 77 years
S/o late Mr. Bolappa

3A. Mrs. SOMBAKKA, aged about 67 years
W/o Mr. Chinnappa

3B. Mr. MUNIVENKATAPPA, aged about 48 years
S/o Mr. Chinnappa

3B(a). Mrs. KAVERAMMA, aged about 42 years
W/o Mr. Munivenkatappa

3C. Mr. NAGARAJA, aged about 42 years
S/o Mr. Chinnappa

3C(a). Mrs. MANJULA, aged about 37 years
W/o Mr. Nagaraja

3D. Mr. GOVINDRAJU, aged about 38 years
S/o Mr. Chinnappa

3D(a). Mrs. MANJAMMA, aged about 32 years
W/o Mr. Govindraju,

K. G. Gang

Mr. G. I.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
3	Nagaraja, Manjula, Govindaraju, Manjamma, Manjunatha, Munirathana, Kaveramma, C.M. Mani, Sakamma, Kaveramma & Pappamma Rep by their GPA Holder Mr. Nitin Garg S/o K G Garg (ಬರೆದುಕೊಡುವವರು)			

M.G. (U) S.J.P.S.L. No. 100/100
 Consisting Total Sheets 100
 Total 100 Pages 100

ಸಹಿ ರಚಿಸಿದ
 ಸುಪರೀಕಾರಿ
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 ಸರ್ವಾಧಿಕಾರಿ
 ಸರ್ವಾಧಿಕಾರಿ

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಶ್ರೀ N.G.(U) S.J.P S.L. N.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು. *Consisting Total Sheet*
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

3E. Mr. MANJUNATHA, aged about 32 years
S/o. Mr. Chinnappa

3E(a). Mrs. MUNIRATHIANA, aged about 27 years
W/o Mr. Manjunatha

3F. Mrs. KAVERAMMA, aged about 45 years
D/o Mr. Chinnappa

4. Mr. C.M. MANI, aged about 42 years
S/o late Mr. Muniswamy

4A.Mrs. SAKAMMA, aged about 37 years
W/o Mr. C M Mani

4B. Ms. KAVERAMMA, aged about 40 years
D/o late Mr. Muniswamy

4C. Ms. PAPPAMMA, aged about 36 years
D/o late Mr. Muniswamy

All are residing at Chambenahalli Village,
Sarjapura Hobli,
Anekal Taluk,
Bangalore Urban District.

All are represented by their registered Power of Attorney Holder

ಗುರುತಿಸುವವರು

N.G.(U) S.J.P.S.L No.

Consisting Total Sheets

Total Pages

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Babu TV S/o M Venkataswamy T C Halli Village, Sarjapura hobli, Anekal tq	9300 TV
2	Chandru S/o Ranganatha Rao #406, Motati Meadows, Nagavara Palya, Bangalore	Chandru

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ
ಆನ್‌ಲೈನ್ ತಾಂತ್ರಿಕ

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 20000/- has been paid thereon Registered sale Agreement Document No.SRJ-1-03110-2010-11, Dt 25/11-2010, Stored in CD NO.SRJD51 Kept Pending for Production of Records

Designed and Developed by C-DAC, ACTS, Pune
After Production of Records Hence Ordered for Registration

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ
ಆನ್‌ಲೈನ್ ತಾಂತ್ರಿಕ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ SRJ-1-00121-2011-12 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ್ SRJD65 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 11-04-2011 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ


ಸಹಿ ರಚಿಸಿದವರು (ಸರ್ಕಾರ)

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ



Designed and Developed by C-DAC, ACTS, Pune

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುಮೂಲಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಚಿಹ್ನೆ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
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Total 09-01 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

Sri Nitin Garg, Aged about 35 years
S/o Mr.K.G.Garg,
Residing at No.E-211, Prestige Ozone,
Near Varthur Kodi,
Whitefield,
Bangalore - 66.

{GPA registered as document No. 245/2010-11, Book - IV, dated 25/11/2010, registered before the Office of the Sub-Registrar, Sarjapura, Bangalore}

(hereinafter referred to as the "SELLERS" (which expression shall wherever the context so requires or admits, mean and include their respective Legal Heirs, Successors, Executors, Administrators, Representatives and Assigns etc.,) of the First Part;

IN FAVOUR OF

M/s. NVT QUALITY EDUCATIONAL TRUST,
a Trust having its Office at
CAP 1, Export Promotion Industrial Park,
Whitefield, Bangalore - 560 066.

Represented by its Chairman Mr. K.G. Garg, Aged about 65 years

(hereinafter referred to as the "PURCHASER" (which expression shall wherever the context so requires or admits, mean and include its trustees, representatives, Directors, administrators, executors, successors-in-title and assigns etc.,) of the Second Part;

WITNESSES AS FOLLOWS:

K. G. Garg

Mr. G. I.

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೇಜ್ : ೨ನೇ. 2/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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N.G.(U) S.J.P.S.L. No. 10/11
Consisting Total Sheets 10
Pages 10

ದಸ್ತಾವೇಜನ್ನು ಬರೆಯಲ್ಪಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

I. WHEREAS, the Seller at Sl.No.1 is the absolute owner of all that piece and parcel of land bearing Sy.No.89, {converted vide Conversion Certificate bearing No.ALN.(A.S) S.R./193/10-11, dated 25/2/2011, issued by the Special Deputy Commissioner, Bangalore District}, measuring 6.08 Guntas out of 10.5 Guntas, situated at Chembenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore urban district, which Property is more fully described in the Item - I of the Schedule hereunder and hereinafter referred to as the Item - I of the SCHEDULE PROPERTY for brevity, he had acquired the same vide registered Sale Deed dated 26/6/2006, registered as document No.16018/2006-07, Book - I, registered before the Office of the Sub-Registrar, Anekal, thus the Seller at Sl.No.1 became the absolute owner of the Item - I of the Schedule Property.

Ia. WHEREAS, the Sellers at Sl. No. 2 to 2G; 3 to 3F; 4 to 4C; are the absolute owner of all all that piece and parcel of land bearing Sy.No.88, {converted vide Conversion Certificate bearing No.ALN.(A.S) S.R./192/10-11, dated 25/2/2011, issued by the Special Deputy Commissioner, Bangalore District}, measuring 16 Guntas, situated at Chembenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore urban district, which Property is more fully described in the Item - II of the Schedule hereunder and hereinafter referred to as the Item - II of the SCHEDULE PROPERTY for brevity, the same is the Ancestral Property of the said Seller, thus the Seller at Sl. No. 2 to 2G; 3 to 3F; 4 to 4C; became the absolute owners of the Item - II of the Schedule Property.

WHEREAS, both the Properties referred to above are hereinafter jointly referred as the SCHEDULE PROPERTY for brevity,

As an abundant precaution by the Purchaser herein, all the family members of Seller have been arrayed as Sellers herein. The Sellers had executed a registered power of attorney in favour of Sri Nitin Garg, Aged about 35 years S/o Mr.K.G.Garg, Residing at No.E-211,

K. G. Garg

Nitin Garg

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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N.G.(U) S.J.P.S.L. No. 101/10

Subsisting Total Sheets 100

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ದಸ್ತಾವೇಜನ್ನು ಬರೆಯುತೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

Prestige Ozone, Near Varthur Kodi, Whitefield, Bangalore – 66, authorizing him to do various acts, deeds and things mentioned therein, including the power to sell the Schedule Property and the said Sri Nitin Garg, hereby confirms that the said power of attorney is still valid and subsisting and based on the said authority and power Sri Nitin Garg, is executing and registering this sale deed.

AND WHEREAS the Sellers herein since the date of acquisition of the Schedule Property in the manner referred to above have been in peaceful possession and enjoyment of the same as its absolute owners without any let or hindrance from any one and are exercising acts of ownership and possession over the same.

WHEREAS the Sellers herein have also paid upto date taxes in relation to the Schedule Property to the concerned authority, and assure that the Schedule Property is free from all types of encumbrances.

WHEREAS the Sellers in furtherance of the agreement have offered to sell the Schedule Property in favour of the Purchaser herein and the Purchaser herein has agreed and has come forward to purchase the Schedule Property. Hence, this Sale Deed.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

That in pursuance of the above common intention and in consideration of the Purchaser already having paid the entire sale consideration of Rs.1,12,00,365/- (Rupees One Crore Twelve Lakhs Three Hundred and Sixty Five Only) to the Sellers before the undersigned witnesses, in the following manner;

For Schedule Property Item I:

K. G. Garg

[Signature]

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧಿಕೃತ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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N.G.(U) S.J.P.S.L. No. 101/10/10

Consisting Total Sheets

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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

The price being paid by the Purchaser to the Sellers for the purchase of the Item - I of Schedule Property shall be Rs.16,17,165/- (Rupees Sixteen Lakhs Seventeen Thousand One Hundred and Sixty Five Only)

For Schedule Property Item II:

The price being paid by the Purchaser to the Sellers for the purchase of the Item - II of the Schedule Property shall be Rs.95,83,200/- (Rupees Ninety Five Lakhs Eighty Three Thousand Two Hundred Only).

The Purchaser had paid the sale consideration to the Sellers in the following manner;

For Schedule Property Item I:

- a) A sum of Rs. 1,00,000/ (Rupees One Lakh only) to Mr. C.M. SUBRAMANI vide Cheque bearing no, 091269 dated 25-11-2010 drawn on Axis Bank, Whitefield Branch, Bangalore,
- b) A sum of Rs. 15,17,165/ (Fifteen Lakhs Seventeen Thousand One Hundred and Sixty Five only), to Mr. C.M. SUBRAMANI, vide Cheque bearing No. 855786, dated 07-Apr-11, drawn on State Bank of India, Whitefield Branch, Bangalore,

the receipt of which entire sale consideration of Rs.16,17,165/- (Rupees Sixteen Lakhs Seventeen Thousand One Hundred and Sixty Five Only) the Sellers hereby jointly acknowledge and acquit the Purchaser of any such payment in the presence of the witnesses attesting hereunder. The aforesaid payment was made (cheques were issued) as per the request of the Sellers.

For Schedule Property Item II:

K. G. Gang

Mr. A. I.

ಚಿತ್ರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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V.M.G.(U) S.J.P.S.L. No. 1021/10

Consisting Total Sheets

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಕ್ಕಾಗಿ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

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- A sum of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand only) to MR. CHINNAPPA (s/o Nanjappa) vide Cheque bearing no, 091270 dated 25-11-2010 drawn on Axis Bank, Whitefield Branch, Bangalore,
- A sum of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand only) to MR. MUNIVENKATAPPA (s/o Nanjappa) vide Cheque bearing no, 091271 dated 25-11-2010 drawn on Axis Bank, Whitefield Branch, Bangalore
- A sum of Rs. 1,00,000/- (Rupees One Lakh only) to MR. CHINNAPPA (s/o Bolappa) vide Cheque bearing no, 091272 dated 25-11-2010 drawn on Axis Bank, Whitefield Branch, Bangalore,
- A sum of Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand only) to MR. MUNIVENKATAPPA (s/o Chinnappa) vide Cheque bearing no, 091273 dated 25-11-2010 drawn on Axis Bank, Whitefield Branch, Bangalore
- A sum of Rs. 10,000/- (Rupees Ten Thousand only) to MR. NAGARAJA (s/o Chinnappa) vide Cheque bearing no, 091274 dated 25-11-2010 drawn on Axis Bank, Whitefield Branch, Bangalore
- A sum of Rs. 10,000/- (Rupees Ten Thousand only) to MR. GOVINDRAJU (s/o Chinnappa) vide Cheque bearing no, 091275 dated 25-11-2010 drawn on Axis Bank, Whitefield Branch, Bangalore

K. R. Gang

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. ೨/-

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Consisting Total Sheets

Total 14-00 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದದ್ದಿನಿಂದ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

- g) A sum of Rs. 10,000/- (Rupees Ten Thousand only) to MR. MANJUNATHA (s/o Chinnappa) vide Cheque bearing no, 091276 dated 25-11-2010 drawn on Axis Bank, Whitefield Branch, Bangalore
- h) A sum of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand only) to MR. C M MANI (s/o Munniswamy) vide Cheque bearing no, 091277 dated 25-11-2010 drawn on Axis Bank, Whitefield Branch, Bangalore
- i) A sum of Rs. 50,000/- (Rupees Fifty Thousand only) to Smt.AMMAYAMMA vide Cheque no 962032 dated 25/02/2011 drawn on SBI Bank, Whitefield, Bangalore, the said cheque is issued as per the request of Mr.MUNIVENKATAPPA (s/o Late Mr Nanjappa), to meet his requirements,
- j) A sum of Rs. 1,00,000/- (Rupees One Lakh only) to Ms.MALASHREE.M. vide Cheque no 962033 dated 25/02/2011 drawn on SBI Bank, Whitefield, Bangalore, the said cheque is issued as per the request of Mr.MUNIVENKATAPPA (s/o Late Mr Nanjappa), to meet his requirements,
- k) A sum of Rs. 1,25,000/- (Rupees One Lakh Twenty Five Thousand only) to Mr.NAVEEN KUMAR.M., vide Cheque no 962034 dated 25/02/2011 drawn on SBI Bank, Whitefield, Bangalore, the said cheque is issued as per the request of Mr.MUNIVENKATAPPA (s/o Late Mr Nanjappa), to meet his requirements,
- l) A sum of Rs. 15,000/- (Rupees Fifteen Thousand only) to Mr.MUNIVENKATAPPA (s/o Late Mr Nanjappa), vide Cash.

K. G. Gang

Mr. G. I.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀನ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುಂಬೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದು
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ಶ್ರೀ M.G.(U) S.J.P.S.L. No. 121/11

Consisting Total Sheets

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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

- m) A sum of Rs.6,57,900/ (Six Lakhs Fifty Seven Thousand Nine Hundred only) to Mr. MUNIVENKATAPPA (s/o Nanjappa) vide Cheque bearing No. 855787, dated 07-Apr-11, drawn on State Bank of India, Whitefield Branch, Bangalore
- n) A sum of Rs. 5,00,000/- (Rupees Five Lakh only) to MR. GOVINDRAJU (s/o Chinnappa) vide Cheque bearing no, 0962041 dated 4-03-2011 drawn on Axis Bank, Whitefield Branch, Bangalore
- o) A sum of Rs. 17,65,800/- (Rupees Seventeen Lakhs Sixty Five Thousand Eight Hundred only) to MR. GOVINDRAJU (s/o Chinnappa) vide Cheque bearing no, 855788 dated 07-Apr-11 drawn on State Bank of India, Whitefield Branch, Bangalore
- p) A sum of Rs. 22,75,800/- (Rupees Twenty Two Lakhs Seventy Five Thousand Eight Hundred only) to Mr. MUNIVENKATAPPA (s/o Chinnappa) vide Cheque bearing no. 855789 dated 07-Apr-11 drawn on State Bank of India, Whitefield Branch, Bangalore
- q) A sum of Rs.7,47,900/ (Nine Lakhs Forty Seven Thousand and Nine Hundred only) to Mr. CHINNAPPA (s/o Nanjappa) vide Cheque bearing No. 855790, dated 07-Apr-11, drawn on State Bank of India, Whitefield Branch, Bangalore

K. G. Gang

M. G. 1

ಚಿತ್ರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

ಈ ಪಾಲೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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N.G. (H) S.J.P.S.L. No. 101/122

Existing Total Sheets

Total 16-00 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆಯುತೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ: ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

- r) A sum of Rs.2,00,000/ (Two Lakhs only) to Mr. RAMESHA (s/o Chinnappa) vide Cheque bearing No. 855791, dated 07-Apr-11, drawn on State Bank of India, Whitefield Branch, Bangalore
- s) A sum of Rs.21,45,800/ (Twenty One Lakhs Forty Five Thousand Eight Hundred only) to . MR. C M MANI (s/o Munniswamy) vide Cheque bearing No. 855792, dated 07-Apr-11, drawn on State Bank of India, Whitefield Branch, Bangalore

the receipt of which entire sale consideration of Rs.95,83,200/- (Rupees Ninety Five Lakhs Eighty Three Thousand Two Hundred Only) the Sellers hereby jointly acknowledge and acquit the Purchaser of any such payment in the presence of the witnesses attesting hereunder. The aforesaid payment was made (cheques were issued) as per the request of the Sellers.

The Sellers as the absolute owners of all that piece and parcel of the Schedule Property do hereby sells, conveys, transfers, alienates UNTO the Purchaser all that piece and parcel of the Schedule Property TO HAVE AND TO HOLD the same as its absolute owner with all rights, liberties, privileges, easements, hereditaments, ways, water courses and free from all encumbrances, affirm and assure that,

1. The Sellers have this day put the Purchaser in vacant possession of the Schedule Property and the Purchaser acknowledges having taken delivery of the same.
2. The Sellers assure the Purchaser that the Schedule Property is their absolute property and that no other member/s of their family has/have any manner of claim, right, title or interest over the same.

1. G. Gang

Mr. C

ಚಿತ್ರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೀಠ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಲು ಸಾಧ್ಯವು
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N.G./U/ S.J.P.S.L No.

Consisting Total Sheets

Total 1720 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

3. The Sellers assure the Purchaser that they have a clear, valid, subsisting and marketable title in relation to the Schedule Property and that there is no legal impediment for the absolute sale of the Schedule Property in favour of the Purchaser herein and categorically undertake to indemnify the Purchaser to the entire extent, in the event of there being any defect in title or third party claim.

4. The Sellers assure the Purchaser that the Schedule Property is free from encumbrances of whatsoever nature such as court attachments, minor claims, maintenance claims, charges, lien, lis pendens etc.,

5. The Sellers assures the Purchaser that they have paid upto date taxes in relation to the Schedule Property to the concerned authorities and undertake to indemnify the Purchaser against any such payment/expense.

6. The Sellers undertake to indemnify the Purchaser against any loss/damage/expense the Purchaser may incur/suffer on account of defect in title, if any of the Sellers or arising from the claim of third parties if any.

7. The Sellers have this day handed over all the available documents of title in relation to the Schedule Property to the Purchaser and the Purchaser acknowledges having received the same.

8. The Purchaser shall henceforth be entitled to peacefully and quietly hold, possess, enjoy and exploit the Schedule Property as its absolute Property with all benefits accruing thereto, without any let or hindrance either by the Sellers or any one claiming through or under them.

K. G. Gang

M. C. I.

ಚಿತ್ರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

N.G.(U) S.J.P.S.L. No. 12/12/12

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದಾಗಿದೆ.
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Consisting Total Sheets

Total 18-20 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆಯುವುದು ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಟಿಪ್ಪು, ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Re.

9. The Sellers have no objection for the Purchaser to get the Katha of the Schedule Property transferred into its name.

10. The expenses of Stamp duty and registration is borne by the Purchaser.

SCHEDULE PROPERTY

Item - I

All that piece and parcel of land bearing Sy.No.89, {converted vide Conversion Certificate bearing No.ALN.(A.S) S.R./193/10-11, dated 25/2/2011, issued by the Special Deputy Commissioner, Bangalore District}, measuring 6.08 Guntas out of 10.5 Guntas, situated at Chembenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore urban district, together with all rights appurtenances whatsoever whether underneath or above the surface and bounded on the

East by: Land bearing Survey No.89;

West by: Land bearing Survey No.89;

North by: Road;

South by: Land bearing Survey No.88;

Dr. G. Ganga

Mr. C. I.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀನ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಚಿಹ್ನೆ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚೀಟಿ : ರೂ. 2/-

೨ N.G.(U) S.J.P.S.I. No.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬೇಕಾಗುವುದು
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Consisting Total Sheets 16
Total 19-20 Pages

ದಸ್ತಾವೇಜನ್ನು ಐರದಾಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಕುಟ್ಟು ರೂ.
Total stamp duty paid Rs.

Item - II

All that piece and parcel of land bearing Sy.No.88, {converted vide Conversion Certificate bearing No.ALN.(A.S) S.R./192/10-11, dated 25/2/2011, issued by the Special Deputy Commissioner, Bangalore District}, situated at Chembenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, totally measuring 16 Guntas, together with all rights appurtenances whatsoever whether underneath or above the surface and bounded on the

East by: remaining portion in Land bearing Survey No.88;

West by: remaining portion in Land bearing Survey No.88;

North by: Land bearing Survey No.89;

K. G. Gang

M. C. I.

ಚಿಹ್ನೆ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
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U.N.G.(U) S.J.P.S.L. No.

Consisting Total Sheets

Total Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆಯುವ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

South by: Land bearing Survey No.87;

The market value of the Schedule Property is Rs.1,12,00,365/- (Rupees One Crore Twelve Lakhs and Three Hundred and Sixty Five Only).

IN WITNESS WHEREOF the parties have set their respective hands to this deed in the presence of the Witnesses attesting hereunder,

WITNESSES:

1

R. V. Ramesh
T. V. Ramesh & M. Venkataswamy
T.C. Halli village
Sommasandra (Post)
Anekal T.K.

SELLORS

(represented by their registered Power of Attorney Holder)

2.

C. Ramesh
No 406, Motati Meadows
Nagavarapalya
Bangalore

PURCHASER

Drafted by
R. SANTHOSH KUMAR & Associates,
Advocates, Flat No.406, Motati Meadows,
Nagavarapalya Main Road,
Benniganahalli, Old Madras Road,
C.V.Raman Nagar Post,
Bangalore - 560 093.

3011/11-12

ಈ ದಾಖಲೆಯು ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆಯ
ಜವಾಬ್ದಾರಿಯಡಿ 152 ಮುದ್ರಾಂಕ ಸಂಖ್ಯೆ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಾಂಕಿತವಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet

ಪ್ರತಿ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪರಿಶೀಲನೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಯ ಉಪಯೋಗಕ್ಕಾಗಿ
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3011/11-12
S.J.P.S.L. No. 8
Existing Total Sheets

ದಾಖಲೆಯನ್ನು ಬರೆಯುವ ದಿನಾಂಕ
Date of execution

ಹಾಕಿದ ಮುದ್ರಾಂಕ
Total stamp duty paid Rs. 11/-

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the 19th day of September, Two Thousand and Eleven at Bangalore,

BY

1. Mr. MUNISWAMY, aged about 64 years,
S/o Sikalappa @ Munivenkatappa

1A. Mrs. MUNIYELAMMA, aged about 60 years,
W/o Mr. Muniswamy,

1B. Mrs. SHANTHAMMA aged about 42 years,
D/o Mr. Muniswamy,

1C. Mrs. KAMALAMMA aged about 40 years,
D/o Mr. Muniswamy,

1D. Mrs. ALUMELAMMA aged about 38 years,
D/o Mr. Muniswamy,

1E. Mr. RAMASWAMY aged about 36 years,
S/o Mr. Muniswamy,

1E (a). Mrs. PADMA, aged about 30 years,
W/o Mr. Ramaswamy

1E (b). Ms. PRABHAVATI, aged about 15 years
D/o Mr. Ramaswamy

K. G. Gang

M. C. I.

N.G.(U)/S.J.P.S.L No. 3011/11-12
Consisting Total Sheets 8
Total 2-11 Pages



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 M/s. NVT Quality Educational Trust Rep by its Chairman Mr. K.G. Garg . ಇವರು
152800.00 ರೂಪಾಯಿಗಳನ್ನು ನೋಂದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	17420.00	Paid in Cash Rs.20/- for Affidavit
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	135380.00	DD No.017638, Dt 19/09/2011, Drawn on Axis Bank Ltd Whitefield Branch Bangalore
ಒಟ್ಟು :	152800.00	

ಸ್ಥಳ : ಸರ್ಕಾರಪುರ

ದಿನಾಂಕ : 19/09/2011

ಉಪ-ಮುಖ್ಯ ಮುದ್ರಾಂಕ ಯುಕ್ತ ಅಧಿಕಾರಿ

ಹಿರಿಯ ಉಪ-ಮುಖ್ಯ ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಸರ್ಕಾರಪುರ

ಈ ದಾಖಲೆಯು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅವಕಾಶ ಸಂಖ್ಯೆ ೩೦೪ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಖ್ಯ ಸಚಿವರು/ವೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಕೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

3011

N.G.(U) S.J.P.S.L No.

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಲು ಸಾಧ್ಯವು
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Consisting Total Sheets

Total 3-21 Paper

ದಾಖಲೆಯನ್ನು ವರದಿಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ವಾಸತೀವರ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

1E (c). PRAMOD, aged about 10 years
S/o Mr. Ramaswamy

1E (d). YAMUNA, aged about 8 years
D/o Mr. Ramaswamy

Party at Sl. No. 1E(b), 1E(c) & 1E(d) being minor represented by their father and
natural guardian Mr. RAMASWAMY

1F. Mrs.NAGARATHNAMMA aged about 34 years,
D/o Mr.Muniswamy,

1G. Mr.MUNIRAJU aged about 32 years,
S/o Mr.Muniswamy,

1G (a). Mrs. SHANTAMMA, aged about 26 years,
W/o Mr. Muniraju

1G (b). PARVEEN, aged about 7 years
S/o Mr. Muniraju

1G (c). RUKUMANI, aged about 4 years
D/o Mr. Muniraju

Party at Sl. No. 1G (b) & 1G(c) being minor represented by their father and
natural guardian Mr. MUNIRAJU

All are residing at
Kithaganahally
Attebele Hobli,
Anekal Taluk

K. G. Gaud

M. G. 1



K.M.G./U/S.J.

2011/11-12

Print Date & Time : 19-09-2011 01:58:07 PM

K.M.G. - Consisting

Total 4-11

8-11

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 3011

ಸಿಬಿಐ ರೆಜಿಸ್ಟ್ರಾರ್ ಸರ್ಕಾರಿ ಪ್ರಕಾರ ಕೆ.ಜಿ.ಗಾರ್ಗ್ ದಿನಾಂಕ 19-09-2011 ರಂದು 01:13:29 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಮೊಂದರಿತ ಶುಲ್ಕ	22870.00
2	ಸೇವಾ ಶುಲ್ಕ	390.00
3	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	23295.00

ಶ್ರೀ M/s. NVT Quality Educational Trust Rep by its Chairman Mr. K.G. Garg ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿ

ಹೆಸರು	ಪೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. NVT Quality Educational Trust Rep by its Chairman Mr. K.G. Garg			K. G. Garg

Handwritten signature
ಸಿಬಿಐ ರೆಜಿಸ್ಟ್ರಾರ್

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	M/s. NVT Quality Educational Trust Rep by its Chairman Mr. K.G. Garg . (ಬರೆದುಕೊಂಡವರು)			K. G. Garg
2	Mr. Muniswamy, Muniyella, Shanthamma, Kamolamma, Alamelamma, Ramaswamy for Self & Minor Guardian for Pramod & Yamuna, Padma, Prabhavati, Nagarathnamma, Muniraju for Self & Minor Guardian for Praveen & Rukamani, Shantamma Rep by their GPA Holder Mr. Nitin Garg S/o. K.G. Garg (ಬರೆದುಕೊಂಡವರು)			M. G. I.

Handwritten signature
ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
19/9

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೪೦೪ 152 ಮುಖ್ಯೋದ್ದೇಶ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಜಿ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದು. (S.J.P.S.I. No. 30/11-12)
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Consisting Total Sheets 8

ದಸ್ತಾವೇಜನ್ನು ಬರೆದದ್ದಿನ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ದುರಸ್ತಿ
Total stamp duty paid Rs. 5-11 Paise

All are represented by their registered Power of Attorney Holder

Sri Nitin Garg, Aged about 35 years
S/o Mr.K.G.Garg,
Residing at No.E-211, Prestige Ozone,
Near Varthur Kodi,
Whitefield,
Bangalore - 66.

{GPA registered as document No.21/11-12, Book - IV dated 8/04/2011,
registered before the Office of the Sub-Registrar, Sarjapura, Bangalore}

(hereinafter referred to as the "SELLERS" (which expression shall wherever the
context so requires or admits, mean and include their respective Legal Heirs,
Successors, Executors, Administrators, Representatives and Assigns etc.,) of the
First Part;

IN FAVOUR OF

M/s. NVT QUALITY EDUCATIONAL TRUST,
a Trust having its Office at
CAP 1, Export Promotion Industrial Park,
Whitefield, Bangalore - 560 066.

Represented by its Chairman Mr. K.G. Garg, Aged about 65 years

(hereinafter referred to as the "PURCHASER" (which expression shall wherever
the context so requires or admits, mean and include its trustees, representatives,
Directors, administrators, executors, successors-in-title and assigns etc.,) of the
Second Part;

K. G. Garg

NVT

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರಾ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

೬೨೬



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಹೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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N.G.(U) S.J.P.S.L. No.

Consisting Total Sheets

6-11 Page

ದಸ್ತಾವೇಜನ್ನು ಬರೆಯುವುದಕ್ಕೆ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

WITNESSES AS FOLLOWS:

I. WHEREAS, the Sellers at Sl. No. 1 to 1g; are the absolute owner of all that piece and parcel of land bearing Sy.No.88 {converted vide Conversion Certificate bearing No.ALN.(A) (S) S.R.134/2011-12, dated 15/9/2011, issued by the Special Deputy Commissioner, Bangalore District}, measuring 4 Guntas, situated at Chembenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore urban district, which Property is more fully described in the Schedule hereunder and hereinafter referred to as the SCHEDULE PROPERTY for brevity, the same is the Ancestral Property of the said Seller, the Seller at Sl.No.1 had acquired the same under partition deed dated 11/8/2008, however as an abundant precaution by the Purchaser, all the family members of Seller No.1 has been arrayed as Seller herein, thus the Seller at Sl. No. 1 to 1g; became the absolute owners of the Schedule Property.

As an abundant precaution by the Purchaser herein, all the family members of Seller have been arrayed as Sellers herein. The Sellers had executed a registered power of attorney in favour of Sri Nitin Garg, Aged about 35 years S/o Mr.K.G.Garg, Residing at No.E-211, Prestige Ozone, Near Varthur Kodi, Whitefield, Bangalore - 66, authorizing him to do various acts, deeds and things mentioned therein, including the power to sell the Schedule Property and the said Sri Nitin Garg, hereby confirms that the said power of attorney is still valid and subsisting and based on the said authority and power Sri Nitin Garg, is executing and registering this sale deed.

AND WHEREAS the Sellers herein since the date of acquisition of the Schedule Property in the manner referred to above have been in peaceful possession and enjoyment of the same as its absolute owners without any let or hindrance from any one and are exercising acts of ownership and possession over the same.

K. G. Garg

M. N. 1

ಗುರುತಿರುವವರು

30/11/12
N.G.(U) S.J.P.S.L. No. 8
Consisting Total Sheets
Total 7-11 Pages

5

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Babu.T.V. S/o. M. Venkataswamy T.C. Halli Village, Sarjapura Hobli, Anekal Tq	<i>[Signature]</i>
2	Sandeep S/o Nagaraja Gowda #406, Nagavara Palya, Bangalore	<i>[Signature]</i>

[Signature]
19/9
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 2297/- has been paid thereon Registered Agreement of Sale Deed Document No.SRJ-1-00122-2011-12, Dt 11-04-2011, Stored in CD No.SRJID65

[Signature]
19/9
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ

 1 ನೇ ಪ್ರಸ್ತುತ ದಾಖಲೆ ನಂಬರ್ SRJ-1-03011-2011-12 ಆಗಿ ಖ.ಡಿ. ನಂಬರ್ SRJD80 ನೇ ದೃಢೀಕರಣ ದಿನಾಂಕ 19-09-2011 ರಂದು ಪರಿಶೀಲಿಸಲಾಗಿದೆ <i>[Signature]</i> 19/9/2011 ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಸರ್ಜಾಪುರ	
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ಈ ದಸ್ತಾವೇಜು ಹಾಗೆಯೇ ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ. 192 ಮುಖೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಖ್ಯ ಸಲಾಹದ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಭೇ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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N.G.(U) S.J.P.S.L. No. 3011/11-
- Unexisting Total Sheets

ದಸ್ತಾವೇಜನ್ನು ಬರೆದ ದಿನಾಂಕ
Date of execution

ಹಾಕಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs. 8-11

WHEREAS the Sellers herein have also paid upto date taxes in relation to the Schedule Property to the concerned authority, and assure that the Schedule Property is free from all types of encumbrances.

WHEREAS the Sellers in furtherance of the agreement have offered to sell the Schedule Property in favour of the Purchaser herein and the Purchaser herein has agreed and has come forward to purchase the Schedule Property. Hence, this Sale Deed.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

That in pursuance of the above common intention and in consideration of the Purchaser already having paid the entire sale consideration of Rs.22,86,900/- (Rupees Twenty Two Lakhs Eighty Six Thousand Nine Hundred Only) to the Sellers before the undersigned witnesses, in the following manner;

- A sum of Rs. 5,00,000/ (Rupees Five Lakh Only) to **Mr. MUNISWAMY** vide Crossed Cheque bearing No. 855800, dated 8/04/2011, drawn on State Bank of India, Whitefield Branch, Bangalore.
- A sum of Rs. 6,43,500/ (Rupees Six Lakhs Forty Three Thousand Five Hundred Only) to **Mr. MUNISWAMY** vide Crossed Cheque bearing No. 855801, dated 8/04/2011, drawn on State Bank of India, Whitefield Branch, Bangalore.
- A sum of 11,43,400/ (Rupees Eleven Lakhs Forty Three Thousand Four Hundred Only) to **Mr. MUNISWAMY** vide Crossed Cheque bearing 439298, dated 28/07/2011, drawn on State Bank of India, Whitefield Branch, Bangalore.

the receipt of which entire sale consideration of Rs.22,86,900/- (Rupees Twenty Two Lakhs Eighty Six Thousand Nine Hundred Only) the Sellers hereby jointly acknowledge and acquit the Purchaser of any such payment in the presence of the

12. G. G. G.

M. M.

ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೧೫೨ ಪುನರಾವೇಶ ೨೦೦೩
ದಿನಾಂಕ ೦೯-೦೨-೨೦೦೩ರ ಪ್ರಕಾರ ಮುದ್ರಿತವಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. ೨/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಅಂಶವಾಗಿಸಬಹುದು.
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ದಾಖಲೆಯನ್ನು ಬರೆಯುವ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕ ಮೊತ್ತ
Total stamp duty paid Rs.

30/11/11

9-11 Paper

witnesses attesting hereunder. The aforesaid payment was made (cheques were issued) as per the request of the Sellers.

The Sellers as the absolute owners of all that piece and parcel of the Schedule Property do hereby sells, conveys, transfers, alienates UNTO the Purchaser all that piece and parcel of the Schedule Property TO HAVE AND TO HOLD the same as its absolute owner with all rights, liberties, privileges, easements, hereditaments, ways, water courses and free from all encumbrances, affirm and assure that,

1. The Sellers have this day put the Purchaser in vacant possession of the Schedule Property and the Purchaser acknowledges having taken delivery of the same.
2. The Sellers assure the Purchaser that the Schedule Property is their absolute property and that no other member/s of their family has/have any manner of claim, right, title or interest over the same.
3. The Sellers assure the Purchaser that they have a clear, valid, subsisting and marketable title in relation to the Schedule Property and that there is no legal impediment for the absolute sale of the Schedule Property in favour of the Purchaser herein and categorically undertake to indemnify the Purchaser to the entire extent, in the event of there being any defect in title or third party claim.
4. The Sellers assure the Purchaser that the Schedule Property is free from encumbrances of whatsoever nature such as court attachments, minor claims, maintenance claims, charges, lien, lis pendens etc.,
5. The Sellers assures the Purchaser that they have paid upto date taxes in relation to the Schedule Property to the concerned authorities and undertake to indemnify the Purchaser against any such payment/expense.

K. G. Gang

Mr G. I.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೪೦೨ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಖಪುಟವಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಭೇ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದಾಗಿದೆ. (U) S.J.P.S.L. No. 3011/11
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ದಸ್ತಾವೇಜನ್ನು ಬರೆಯುವ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕ ಮೊತ್ತ
Total stamp duty paid Rs. 10-11 Paper

6. The Sellers undertake to indemnify the Purchaser against any loss/damage/expense the Purchaser may incur/suffer on account of defect in title, if any of the Sellers or arising from the claim of third parties if any.

7. The Sellers have this day handed over all the available documents of title in relation to the Schedule Property to the Purchaser and the Purchaser acknowledges having received the same.

8. The Purchaser shall henceforth be entitled to peacefully and quietly hold, possess, enjoy and exploit the Schedule Property as its absolute Property with all benefits accruing thereto, without any let or hindrance either by the Sellers or any one claiming through or under them.

9. The Sellers have no objection for the Purchaser to get the Katha of the Schedule Property transferred into its name.

10. The expenses of Stamp duty and registration is borne by the Purchaser.

SCHEDULE PROPERTY

All that piece and parcel of land bearing Sy.No.88 {converted vide Conversion Certificate bearing No.ALN.(A) (S) S.R.134/2011-12, dated 15/9/2011, issued by the Special Deputy Commissioner, Bangalore District} situated at Chembenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, totally measuring 4 Guntas, together with all rights appurtenances whatsoever whether underneath or above the surface and bounded on the

K. G. Gang

MC

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೪೦೧ 153 ಮುನ್ಸೂಚನೆಯ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು. (U) S. J. P. S. L. No. 3011/11-
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Longstanding Total Sheets 8

ದಸ್ತಾವೇಜನ್ನು ಬಿಡುಬಿಡು ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕ ಮೊತ್ತ
Total stamp duty paid Rs. 11-11

East by: Land bearing Survey No.88 (Presently belonging to Purchaser);

West by: remaining portion in Land bearing Survey No.88, belonging
Mr.Ramaiah, Narayanappa and Shankarappa;

North by: Land bearing Survey No.89;

South by: Land bearing Survey 87/1;

IN WITNESS WHEREOF, the parties have affixed their signatures to this
Agreement of Sale made on the day month and the year first above written.

WITNESSES:

1. T.V. Babu
T.V. Babu s/o. m. Venkataswamy
T.V. Halli (village)
Bommajandra (post) (represented by their registered Power of
Attorney Holder)

Mr. S. S.

SELLORS

2. K. R. Ganga
K. R. Ganga
B. 93

K. R. Ganga
PURCHASER

Drafted by

R. SANTHOSH KUMAR & Associates,
Advocates,
Flat No.406, Motati Meadows,
Nagavarapalya Main Road,
Benniganahalli, Old Madras Road,
C.V.Raman Nagar Post,
Bangalore - 560 093.

2. 5.1
Bkt 933

2. 5.1

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುಖೇಷಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

2012-13

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ: ರೂ. 2/-

B.N.G.(U) S.J.P.S.L.No. 933/12-3

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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01-10 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the 17th day of May, Two Thousand and Twelve at Bangalore,

BY

1. Mr. RAMAIAH, aged about 66 years,
S/o Late Mr. Munivenkatappa @ Sheekalappa

1A. Mr. SHIVAPPA, aged about 41 years
S/o Mr. Ramaiah

1B. Mr. BABU, aged about 37 years,
S/o Mr. Ramaiah

1C. Smt. AMBUJAMMA, aged about 34 years,
D/o Mr. Ramaiah

1D. Smt. MEENAKSHI, aged about 32 years,
D/o Mr. Ramaiah

1E. Mr. MANJUNATH, aged about 31 years,
S/o Mr. Ramaiah

1F. PRAKASH, aged about 28 years,
S/o Mr. Ramaiah

1G. Mr. PRADEEP, aged about 24 years,
S/o Mr. Ramaiah

All No. 1 & 1G are residing at
104, Kadabisanahalli,
Bangalore East
Bangalore Urban 560087

2. Mr. SHANKARAPPA, aged about 50 years,
S/o Late Mr. Munivenkatappa @ Sheekalappa

2A. Smt. ASHA, aged about 25 years,

Mr. C.

Mr. C. K. G. G. G.

B.N.G.(U) S.J.P.S.L.No. 933/12-13
Book / Consisting Total Sheets 07
Total 02/10 Pages



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 M/s. NVT Quality Educational Trust., Rep by its Chairman Mr. K.G. Garg , ಇವರು
380790.00 ರೂಪಾಯಿಗಳನ್ನು ವಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	20.00	Paid in cash
ಇತರ ಬ್ಯಾಂಕ್ ಪೀ ಆರ್ಡರ್	380770.00	State Bank of India White Field Branch Bangalore P.O.No. 519449 dt: 17/05/2012
ಒಟ್ಟು :	380790.00	

ಸ್ಥಳ : ಸರ್ಕಾರಪುರ

ದಿನಾಂಕ : 17/05/2012

ಉಪ-ಶಾಖಾಧಿಕಾರಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ.
ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕಾಧಿಕಾರಿ
ಸರ್ಕಾರಪುರ

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ 8ರೇ 152 ಮುಖೇಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

R.N.O.(H) S.J.P.S.I. No.

933/12

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು

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Consisting Total Sheets 07

03-10 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

2B. Mr. AVINASHI, aged about 24 years,
S/o Shankarappa

2C. Mr. SUDHAKAR, aged about 22 years,
S/o Shankarappa

All No. 2 - 2C are residing at
House No. 81, Kadubisana Halli,
Taluka Bangalore South (Additional),
Bangalore.

3. Mr. NARAYANAPPA, aged about 60 years
S/o Late Mr. Munivenkatappa @ Sheekalappa

3A. Smt. GULLAMMA, aged about 50 years,
W/o Mr. Narayanappa

3B. Smt. PARVATHAMMA, aged about 35 years
D/o Mr. Narayanappa

3C. Smt. YELLAMMA, aged about 32 years
D/o Mr. Narayanappa

3D. Mr. NAGARAJU, aged about 30 years
S/o Mr. Narayanappa

3E. Smt. BHAGYA, aged about 26 years,
D/o Mr. Narayanappa

All No. 3 - 3E are residing at
Chembenahally,
Sarjapura Hobli,
Anekal Taluk
Bangalore.

All are represented by their registered GPA holder
Mr. Nitin Garg, aged about 37 years,
S/o Mr. K.G. Garg.

(GPA dated 19/9/2011, registered as document No. 269/2011-12, Book - IV, registered

Mr. C. I. K. G. Garg



Print Date & Time : 17-05-2012 03:55:08 PM

B.N.G.(U) S.J.P.S.I.No. 933/12-13
Book / Consisting Total Sheets 07
Total 10 Pages

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 933

ಸರ್ಜಾ ಪುರ ದಲ್ಲೀರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಹುವನಗುಡಿ.ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 17-05-2012 ರಂದು 03:41:33 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಮೊಂದರಿಕೆ ಕುಲ್ಕ	68610.00
2	ಗೇವಾ ಕುಲ್ಕ	330.00
3	ಪರಿಶೋಧನಾ ಕುಲ್ಕ	35.00
	ಒಟ್ಟು :	68975.00

ಶ್ರೀ M/s. NVT Quality Educational Trust., Rep by its Chairman Mr. K.G. Garg ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. NVT Quality Educational Trust., Rep by its Chairman Mr. K.G. Garg			<u>K. G. Garg</u>

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಸಹಿ ರಚಿಸ್ತಾರೆ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s. NVT Quality Educational Trust., Rep by its Chairman Mr. K.G. Garg (ಬರೆದುಕೊಂಡವರು)			<u>K. G. Garg</u>
2	Mr. Ramalah. Shlvappa, Babu, Ambujamma, Meenakshi, Manjunath, Prakash, Pradeep, Shankarappa, Asha, Avinash, Sudhakar, Narayanappa, Gullamma, Parvathamamma, Yellamma, Nagaraju, Bhagya Rep by their GPA Holder Mr.Nitin Garg S/o. K.G. Garg (ಬರೆದುಕೊಂಡವರು)			<u>Mr. G.</u>

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಇದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸೀಫಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

S.J.P.S.L.No. 933/1/13

Consisting Total Sheets 02

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

IN FAVOUR OF

M/s. NVT QUALITY EDUCATIONAL TRUST,
a Trust having its Office at
CAP 1, Export Promotion Industrial Park,
Whitefield, Bangalore - 560 066.

Represented by its Chairman Mr. K.G. Garg, Aged about 66 years

NOW THIS DEEDWITNESSTH AS FOLLOWS:

1. WHEREAS, the Sellers at Sl.Nos.1, 2 and 3 of the First Part are the absolute owners of portion of that piece and parcel of land bearing Sy.No.88, measuring an extent of 4 Guntas each, in all 12 Guntas (converted vide Conversion Certificate bearing No.ALN.(A) (S) S.R.381/2011-12, dated 19/04/2012, issued by the Special Deputy Commissioner, Bangalore District), situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore urban district, which Property is more fully described in the Schedule hereunder and hereinafter referred to as the Schedule Property for brevity, the said Property measuring 32 Guntas in Sy.No.88 of Chambenahalli was originally acquired by Mr.Munivenkatappa @ Sheekalappa vide Order No.VOA.125/80-81, dated 23/04/1982,

The said Mr.Munivenkatappa @ Sheekalappa's father Mr.Bolappa had two wives namely First Wife Mrs.Yellamma, and Mr.Munivenkatappa @ Sheekalappa is the only Son through first wife, and Second Wife Mrs.Kaveramma had four Sons namely Yellappa, Mr Nanjappa, Mr. Chinnappa and Mr Munniswamy and the said Children and deceased children's legal heirs of late Sri. Bolappa s/o Chinnappa namely

- Mr.Munivenkatappa @ Shikalappa S/o Late Sri.Bolappa,
- Mr.Yellappa, S/o Late Sri.Bolappa,
- Mr.Chinnappa and Munivenkatappa both are Sons of Late Sri.Nanjappa, and Grand Sons Late Sri.Bolappa,
- Mr.Chinnappa, S/o Late Sri.Bolappa,
- C.M. Mani S/o Late Sri.Munniswamy, Grand Son of Late Sri.Bolappa,

entered into family partition dated 12/11/1991, to share the joint family properties amongst themselves, and as per the terms of the said partition 4 Guntas each was allotted to the parties named above at Sl.Nos.1 to 3 and remaining 16 Guntas was allotted to the share of party named above at Sl.No.(i) Mr.Munivenkatappa @ Shikalappa S/o Late Sri.Bolappa, and later the Children of Mr.Munivenkatappa @ Shikalappa S/o Late Sri.Bolappa, entered into a

ಗುರುತಿಸುವವರು

B.N.G.(U) S.J.P.S.L.No. 933/12-13

Book / Consisting Total Sheets 07

Total 06-18 Pages

ಸಹಿ ರಚಿಸ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Babu.T.V. S/o. M. Venkataswamy T.C. Halli Village, Sarjapura Hobli, Anekal Tq. Bangalore Dist.	
2	Ananthakumar S/o. Srinivas T.C. Halli Village, Sarjapura Hobli, Anekal Tq. Bangalore Dist.	

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸಹಿ ರಚಿಸ್ತಾರೆ
ಸಹಿ

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 6860/- by way of Registered Sale Agreement as document No. SRJ-1-03023/2011-12, dt: 19/09/2011, Stored in CD No. SRJD-80 in Book-1

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ

1 ನೇ ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು
ನಂಬರ್ SRJ-1-00933-2012-13 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ್ SRJD101 ನೇ ದೃಶ್ಯ
ದಿನಾಂಕ 17-05-2012 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ
ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬರವಣಿಗೆ (ಸಹಿ)
17/5/2012

Designed and Developed by C-DAC, ACTS, Pune

ಎಸ್.ಆರ್. ವಸಂತ ಕುಮಾರ್

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಸಹಿ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

R.N.O.M) S.I.P.S.L.No.

933/12

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.

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Subsisting Total Sheets

07-10 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದದ್ದಕ್ಕೊಟ್ಟು ದಿನಾಂಕ
Date of execution

ಹಾಕಲಾದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

the Fours Sons of Mr.Munivenkatappa @ Shikalappa S/o Late Sri.Bolappa, namely Mr.Muniswamy, Mr.Ramaiah, Mr.Narayanappa and Mr.Shankarappa,

WHEREAS, presently Mr.Muniswamy S/o Mr.Munivenkatappa @ Shikalappa has transferred his share of 4 Guntas in Sy.No.88 of Chambenahalli under a separate Sale Deed to the Purchaser herein and remaining three Sons are selling their respective share of 4 Guntas each in Sy.No.88 under this sale deed to the Purchaser herein.

The Sellers had executed a registered power of attorney in favour of Sri Nitin Garg, Aged about 36 years S/o Mr.K.G.Garg, Residing at No.E-211, Prestige Ozone, Near Varthur Kodi, Whitefield, Bangalore - 66, authorizing him to do various acts, deeds and things mentioned therein, including the power to sell the Schedule Property and the said Sri Nitin Garg, hereby confirms that the said power of attorney is still valid and subsisting and based on the said authority and power Sri Nitin Garg, is executing and registering this sale deed.

The Purchaser herein had entered into a registered Agreement of Sale dated 19/9/2011, executed by all the land owners/vendors herein personally agreeing to sell the schedule property in favour of the Purchaser herein agreeing to sell the Schedule Property, which Agreement of Sale dated 19/9/2011, is registered as document No.3023/2011-12, Book - 1, registered before the Office of the Sub-Registrar, Sarjapur, Bangalore.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

That in pursuance of the above common intention and in consideration of the Purchaser already having paid the entire sale consideration of Rs.68,60,700/- (Rupees Sixty Eight Lakhs Sixty Thousand Seven Hundred Only) to the Sellers before the undersigned witnesses, in the following manner;

- A sum of Rs. 11,00,000/ (Rupees Eleven Lakhs Only) to **Mr. RAMAIAH** vide Cheque bearing No. 741818, dated 19/09/2011, drawn on State Bank of India, Whitefield Branch, Bangalore.
- A sum of Rs. 11,00,000/ (Rupees Eleven Lakhs Only) to **Mr. SHANKARAPPA** vide Cheque bearing No. 741819, dated 19/09/2011, drawn on State Bank of India, Whitefield Branch, Bangalore.
- A sum of Rs. 11,00,000/ (Rupees Eleven Lakhs Only) to **Mr. NARAYANAPPA** vide Cheque bearing No. 741820, dated 19/09/2011, drawn on State Bank of India, Whitefield Branch, Bangalore.
- A sum of Rs. 56,250/ (Rupees Fifty Six Thousand Two Hundred and Fifty Only) to **Mrs. MUNIYELLAMMA** vide Cheque bearing No. 326385, dated 15/12/2011, drawn on Axis Bank, Whitefield Branch, Bangalore on behalf of the **Mr. RAMAIAH** and his legal heirs for which the said Seller acknowledges the receipt of the same.

K. G. Garg M. G. I.



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

G.N.O./S.I.P.S.L.No. 933/1-23

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು

Consisting Total Sheets 07

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ದಸ್ತಾವೇಜನ್ನು ಬರೆದದ್ದು ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಹಣ ರೂ.
Total stamp duty paid Rs.

- e. A sum of Rs. 56,250/ (Rupees Fifty Six Thousand Two Hundred and Fifty Only) to **Mrs. MUNIYAMMA** vide Cheque bearing No. 326386, dated 15/12/2011, drawn on Axis Bank, Whitefield Branch, Bangalore on behalf of the **Mr. RAMAIAH** and his legal heirs for which the said Seller acknowledges the receipt of the same.
- f. A sum of Rs. 81,250/ (Rupees Eighty One Thousand Two Hundred and Fifty Only) to **Mrs. MUNIYELLAMMA** vide Cheque bearing No. 326387, dated 15/12/2011, drawn on Axis Bank, Whitefield Branch, Bangalore on behalf of the **Mr. SHANKARAPPA** and his legal heirs for which the said Seller acknowledges the receipt of the same.
- g. A sum of Rs. 81,250/ (Rupees Eighty One Thousand Two Hundred and Fifty Only) to **Mrs. MUNIYAMMA** vide Cheque bearing No. 326382, dated 15/12/2011, drawn on Axis Bank, Whitefield Branch, Bangalore on behalf of the **Mr. SHANKARAPPA** and his legal heirs for which the said Seller acknowledges the receipt of the same.
- h. A sum of Rs. 81,250/ (Rupees Eighty One Thousand Two Hundred and Fifty Only) to **Mrs. MUNIYELLAMMA** vide Cheque bearing No. 326383, dated 15/12/2011, drawn on Axis Bank, Whitefield Branch, Bangalore on behalf of the **Mr. NARAYANAPPA** and his legal heirs for which the said Seller acknowledges the receipt of the same.
- i. A sum of Rs. 81,250/ (Rupees Eighty One Thousand Two Hundred and Fifty Only) to **Mrs. MUNIYAMMA** vide Cheque bearing No. 326384, dated 15/12/2011, drawn on Axis Bank, Whitefield Branch, Bangalore on behalf of the **Mr. NARAYANAPPA** and his legal heirs for which the said Seller acknowledges the receipt of the same.
- j. A sum of Rs. 6,00,000/ (Rupees Six Lakhs Only) to **Mr. V. JAYASHANKAR** vide Cheque bearing No. 323539, dated 12/12/2011, drawn on Axis Bank, Whitefield Branch, Bangalore on behalf of the **Mr. RAMAIAH** and his legal heirs towards debt due for which the Seller duly acknowledges the receipt of the same.
- k. A sum of Rs. 2,00,000/ (Rupees Two Lakhs Only) to **Mr. RAMAIAH** vide Cheque bearing No. 374041, dated 03/04/2012, drawn on Axis Bank, Whitefield Branch, Bangalore.
- l. A sum of Rs. 2,74,400/ (Rupees Two Lakhs Only) to **Mr. RAMAIAH** vide Cheque bearing No. 336281, dated 17/05/2012, drawn on Axis Bank, Whitefield Branch, Bangalore.
- m. A sum of Rs. 10,24,400/ (Rupees Ten Lakhs Twenty Four Thousand Four Hundred Only) to **Mr. SHANKARAPPA** vide Cheque bearing No. 336282, dated 17/05/2012, drawn on Axis Bank, Whitefield Branch, Bangalore.
- n. A sum of Rs. 10,24,400/ (Rupees Ten Lakhs Twenty Four Thousand Four Hundred Only) to **Mr. NARAYANAPPA** vide Cheque bearing No. 336283, dated 17/05/2012, drawn on Axis Bank, Whitefield Branch, Bangalore.

the receipt of the entire sale consideration of Rs.68,60,700/- (Rupees Sixty Eight Lakhs Sixty Thousand Seven Hundred Only) is jointly acknowledged by the Seller before the undersigned witnesses. The aforesaid payment was made by corresponding cheques as per the request of the Sellers.

The Sellers as the absolute owners of all that piece and parcel of the Schedule Property do hereby sells, conveys, transfers, alienates UNTO the Purchaser all that piece and parcel of the Schedule Property TO HAVE AND TO HOLD the same as its absolute owner with all rights,

K. G Gang

M G



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

B.N.G.(U) S.J.P.S.L.No.

933/12-23

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು Consisting Total Sheets
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಕ್ಕೂಟ್ಟು ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

liberties, privileges, easements, hereditaments, ways, water courses and free from all encumbrances, affirm and assure the Purchaser of the following:-

1. The Sellers have this day put the Purchaser in vacant possession of the Schedule Property and the Purchaser acknowledges having taken delivery of the same.
2. The Sellers assure the Purchaser that the Schedule Property is their absolute property and that no other member/s of their family has/have any manner of claim, right, title or interest over the same.
3. The Sellers assure the Purchaser that they have a clear, valid, subsisting and marketable title in relation to the Schedule Property and that there is no legal impediment for the absolute sale of the Schedule Property in favour of the Purchaser herein and categorically undertake to indemnify the Purchaser to the entire extent, in the event of there being any defect in title or third party claim.
4. The Sellers assure the Purchaser that the Schedule Property is free from encumbrances of whatsoever nature such as court attachments, minor claims, maintenance claims, charges, lien, lis pendens etc.,
5. The Sellers assures the Purchaser that they have paid upto date taxes in relation to the Schedule Property to the concerned authorities and undertake to indemnify the Purchaser against any such payment/expense.
6. The Sellers undertake to indemnify the Purchaser against any loss/damage/expense the Purchaser may incur/suffer on account of defect in title, if any of the Sellers or arising from the claim of third parties if any.
7. The Sellers have this day handed over all the available documents of title in relation to the Schedule Property to the Purchaser and the Purchaser acknowledges having received the same.
8. The Purchaser shall henceforth be entitled to peacefully and quietly hold, possess, enjoy and exploit the Schedule Property as its absolute Property with all benefits accruing thereto, without any let or hindrance either by the Sellers or any one claiming through or under them.
9. The Sellers have no objection for the Purchaser to get the Katha of the Schedule Property transferred into its name.
10. The expenses of Stamp duty and registration is borne by the Purchaser.

K. G. Ganga M. G.



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ವೆಲೆ : ರೂ. 2/-

T.N.G.U.S.I.P.S.E.No. 933/12

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Consisting Total Sheets 07

10-10 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

SCHEDULE PROPERTY

All that piece and parcel of land bearing Sy.No.88, situated at Chembenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, totally measuring 12 Guntas {converted vide Conversion Certificate bearing No.ALN.(A) (S) S.R.381/2011-12, dated 19/04/2012, issued by the Special Deputy Commissioner, Bangalore District}, together with all rights appurtenances whatsoever whether underneath or above the surface and bounded on the

East by: Land originally belonging to Mr.Muniswamy S/o Shikalappa
@ Munivenkatappa and presently belonging to Purchaser
West by: remaining portion in Land bearing Survey No.88;
North by: Land bearing Survey No.89;
South by: Land bearing Survey 87/1;

WITNESSES:

1. T.V. Babu s/o. M.Venkrateshwar
T.C. Halli (village)
Dommagandra (P.O.)

M. C. I.
SELLERS
(represented by their registered Power of Attorney Holder)

2. S. Ananth Kumar s/o H. Srinivas
T.C. Halli

K. G. Garg
PURCHASER

Drafted by R. SANTHOSH KUMAR & Associates,
Advocates,
Flat No.406, Motati Meadows,
Nagavarapalya Main Road,
Benniganahalli, Old Madras Road,
C.V.Raman Nagar Post,
Bangalore - 560 093.

ORIGINAL

ಈ ದಸ್ತಾವೇಜು ಹಾಗೆಯೇನೂ ಸಂಭವಿಸದಂತೆ ಉಪಯೋಗಿಸಬೇಕು
ಸಂಖ್ಯೆ ೨(೨) ರ ಪ್ರಕಾರವಾಗಿ ಮುದ್ರಿಸಬೇಕು.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಪೌರಕರ 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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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

I 4965
22.23.

LEASE DEED

ಈ ದಸ್ತಾವೇಜು 29... ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ.

ಒಂದನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 4965
2022-2023

THIS LEASE DEED IS MADE AND EXECUTED ON THIS 12TH DAY OF SEPTEMBER, TWO THOUSAND AND TWENTY TWO (12.09.2022), AT BENGALURU:

BETWEEN:

1. Smt. SANDAMMA,
Aged about 78 years,
W/o. Late Sri. C. G. Munishami,
2. Sri. C.M. MANJUNATH,
Aged about 47 years,
S/o. Late Sri. C.G. Munishami,
- 2a. Smt. D.L. CHANDRAIKA,
Aged about 39 years,
W/o. Sri. C.M. Manjunath,
- 2b. Sri. C.M. VARUN,
Aged about 17 years,
S/o. Sri. C.M. Manjunath,



1. Smt. Sandamma	2. Sri. C.M. Manjunath	2a. Smt. D. L Chandrika	2b. Sri. C. M. Varun, Rep. by Sri. C.M. Manjunath
2c. Kum. C.M. Rachitha, Rep. by Sri. C.M. Manjunath	3. Sri. C. M. Subramani	3a. Sri. Sunil. C.S	3b. Kum. Spoorthi. C. S
NVT Quality Educational Trust MAG 1 (Trustee- Sri. Nitin Garg)			

ಸ್ವೀಕೃತ ದೃಢೀಕರಣ ಸಂಖ್ಯೆ: 4965
2022-23



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 M/S NVT Quality Educational Trust., Rep by its Trustee Mr.Nitin Garg S/o. K.G. Garg ,
ಇವರು 615500.00 ರೂಪಾಯಿಗಳನ್ನು ವಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ತೀರದ ಪಾವತಿಯ ವಿವರ
ಚೆಲನ್	615000.00	Challan No CR0922003000301009 Rs.615000/- dated 12/Sep/2022
ಚೆಲನ್	500.00	Challan No CR0922003000302398 Rs.500/- dated 12/Sep/2022 (ಶುಲ್ಕ ಸಂಗ್ರಹಣೆ)
ಒಟ್ಟು :	615500.00	

ಸ್ಥಳ : ಸರ್ಕಾರಪುರ

ದಿನಾಂಕ : 12/09/2022



ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ
ಸರ್ಕಾರಪುರ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಪದ್ ಉಪವಿಭಾಗ
ಸಂಖ್ಯೆ 3(+) ರ ಪ್ರಕಾರವೆ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕಣ ಉಲಾಖಾ
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 ಬಳಸಬಹುದಾಗಿದೆ
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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

2c. Kum. C.M. RACHITHA,

Aged about 15 years,

D/o. Sri. C.M. Manjunath,

(both SI.No.2b & 2c, being Minors represented by their Natural Guardian/Father

Sri. C.M. Manjunath)

3. Sri. C.M. SUBRAMANI,

Aged about 57 years,

S/o. Sri. C.G. Munishami,

3a. Sri. SUNIL C.S.,

Aged about 30 years,

S/o. Sri.C.M. Subramani,

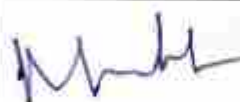
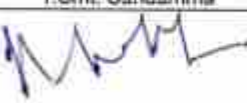
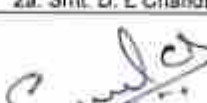
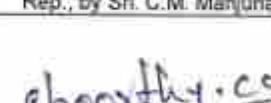
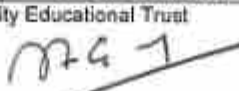
3b. Ms. SPOORTHY C.S.,

Aged about 26 years,

D/o. Sri.C.M.Subramani,

All are residing at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

Hereinafter collectively referred to as the "LESSORS/OWNERS", (which expression shall, where the context admits, be deemed to mean and include their respective legal heirs, legal representatives, administrators and permitted assignees etc.,) of the **ONE PART**;

 1. Smt. Sandamma	 2. Sri. C.M. Manjunath	 2a. Smt. D. L Chandrika	 2b. Sri. C. M. Varun, Rep., by Sri. C.M. Manjunath
 2c. Kum. C.M. Rachitha, Rep., by Sri. C.M. Manjunath	 3. Sri. C. M. Subramani	 3a. Sri. Sunil C.S	 3b. Kum Spoorthi C.S
NVT Quality Educational Trust  (Trustee- Sri Nitin Gang)			



Print Date & Time : 12-09-2022 02:43:59 PM

.....ದೇ ವುಟದ ದಾಖಲೆ ಸಂಖ್ಯೆ 4965
2021-23 ✓

ದಾಖಲೆ ಸಂಖ್ಯೆ : 4965

ಸರ್ಕಾರಿ ಪ್ರೌಢ ಶಾಲೆಯ ಉಪನಿರ್ದೇಶಕಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 12-09-2022 ರಂದು 01:02:06 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಮೊಂದಣಿ ಶುಲ್ಕ	102500.00
2	ಸೇವಾ ಶುಲ್ಕ	1750.00
3	ದೃಢೀಕೃತ ಶುಲ್ಕ	100.00
	ಒಟ್ಟು :	104350.00

ಶ್ರೀ M/S NVT Quality Educational Trust., Rep by its Trustee Mr.Nitin Garg S/o. K.G. Garg ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿಗಾರರು

ಹೆಸರು	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S NVT Quality Educational Trust., Rep by its Trustee Mr.Nitin Garg S/o. K.G. Garg			

ಬರೆಯಬೇಕಾದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕಾಧಿಕಾರಿ
ಸರ್ಕಾರಿ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ ಗುರುತು	ಸಹಿ
1	M/S NVT Quality Educational Trust., Rep by its Trustee Mr.Nitin Garg . S/o K.G. Garg (ಬರೆಯಬೇಕಾದ್ದಾಗಿ)			
2	Mrs Sandamma W/o Late C G Munisham . (ಬರೆಯಬೇಕಾದ್ದಾಗಿ)			

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕಾಧಿಕಾರಿ
ಸರ್ಕಾರಿ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ

ಈ ದಾಖಲೆಯು ಹಾಲೆಯನ್ನು ಕಂಪಡಿಸುವ ಉದ್ದೇಶದಿಂದ
ಕಡತ (೨) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಸೌಕರವಿವಿಧೋದ್ದೇಶ ಕಚ್ಚಾಕರ ಸಂಘ ನಿಯಮಿತ

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet



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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

AND

NVT QUALITY EDUCATIONAL TRUST ('TRUST'),

A Public Trust having its registered office at
Sy.No.88, Chambenahalli,
Near Dommasandra Circle,
Sarjapur Road, Bengaluru- 560066,
Represented by its Trustee presently:

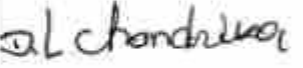
Sri. Nitin Garg, Aged about 47 years, Son of Krishan Gopal Garg.

Hereinafter referred to as the **"LESSEE"**, (which expression shall, where the context admits, be deemed to mean and include the Trust, its trustees from time to time, administrators, successors in interest and permitted assignees etc.,) of the **OTHER PART**;

The Lessors and the Lessee shall, wherever the context may so warrant, be hereinafter together referred to as the **"Parties"** and individually as **"Party"** as the case may be.

1. WHEREAS the Lessors are the absolute owners in possession and enjoyment of land measuring **2 Acres 06 Guntas** out of 3 Acres 06 Guntas (excluding 02 Guntas Kharab) in bearing **Sy.No.86/1**, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru District, which property is more fully described in Schedule hereunder and hereinafter referred to as the **Item No.1 Property** for brevity and the land measuring **24 Guntas** out of 32 Guntas together with about 12000 sft RCC roofed building/structure thereon in bearing **Sy.No.88/2** situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru District, which property is more fully described in Schedule hereunder and hereinafter referred to as the **Item No.2 Property** for brevity and land measuring **2.5 Guntas** out of 10.5 Guntas in bearing

1. Smt. Sandamma	2. Sri. C.M. Manjunath	2a. Smt. D. L Chandrika	2b. Sri. C. M. Varun; Rep. by Sri. C.M. Manjunath
2c. Kum. C.M. Rachitha, Rep. by Sri. C.M. Manjunath	3. Sri. C. M. Subramani	3a. Sri. Sunil. C.S	3b. Kum Spoorthi . C. S
NVT Quality Educational Trust (Trustee- Sri. Nitin Garg)			

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಚಿಪ್ಪುಪದ ಗುರುತು	ಸಹಿ
3.	Mr C M Manjunath S/o Late C G Munishami for Self & Minor Guardian for C M Varun & C M Rachitha . (ಬರೆದುಕೊಂಡವರು)			
4.	Mrs D L Chandrika W/o C M Manjunath . (ಬರೆದುಕೊಂಡವರು)			
5.	Mr C M Subramani S/o Late C G Munishami . (ಬರೆದುಕೊಂಡವರು)			
6.	Mr Sunil C S S/o C M Subramani . (ಬರೆದುಕೊಂಡವರು)			
7.	Miss Spoorthi C S D/o C M Subramani . (ಬರೆದುಕೊಂಡವರು)			

6.....ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ..... H 965
2022-23 ✓

2. 
ಸಹಿ ರಾಜ್ಯಾಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ಈ ದಸ್ತಾವೇಜು ಹಾಕಿಯನ್ನು ಸಂಭರಣ ಅನುಮಾನವು
ಸಂಖ್ಯೆ 5(8) ರ ಪ್ರಕಾರವಾಗಿ ಮುಚ್ಚಿರಬಹುದು.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಕಿ
Document Sheet



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

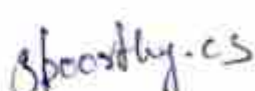
ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಅನುಮೋದಿಸಬಹುದು
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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

Sy.No.89, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru District, which property is more fully described in Schedule hereunder and hereinafter to as the **Item No.3 Property** for brevity.

II. WHEREAS the property measuring 3 Acres 06 Guntas (excluding 02 Guntas Kharab) in **Sy.No.86/1** (of which Item No. 1 of the Schedule Property is a part of) originally belonged to Smt. Lakshmikka, W/o. Chikkathayappa, she having acquired the same through registered Sale Deed dated 02.05.1943, registered as document No.1722/42-43 of Book I, Volume No.506, at pages 100-101 in the Office of the Sub-Registrar, Anekal and subsequently the said Smt. Lakshmikka, W/o. Chikkathayappa along with her brother Sri. Uddandappa S/o. Late Sri. Perumaiah sold the same to Smt. Sandamma W/o. Sri. C.G. Munshami (the Lessor at Sl.No.1 herein), vide sale deed dated 22.10.1983, registered as document No.1064/1983-1984 of Book I, in the Office of the Sub-Registrar, Anekal and Smt. Sandamma name was mutated in revenue records i.e. MR No.1/2011-12.

III. WHEREAS the property measuring 32 Guntas in **Sy.No.88/1** (of which Item No. 2 of the Schedule Property is a part of) originally belonged to Sri. B.J Praveen S/o Jogaiah, he having acquired the same through a Sale Deed dated 29.09.2003, registered as document No.7591/03-04 of Book 1, in the office of the Sub Registrar, Anekal and subsequently the said Sri. B.J.Praveen sold the same to Sri.C.M.Manjunath S/o. C.G.Munshami (the Lessor at Sl.No. 2 herein) vide Sale Deed dated 26.06.2006, registered as document No.13281/06-07 of Book 1, in the office of the Sub Registrar, Anekal and his name is mutated in revenue records i.e. MR No.2/2011-12.

 1.Smt. Sandamma	 2 Sri. C.M. Manjunath	 2a- Smt. D. L Chandrika	 2b. Sri. C. M. Varun, Rep. by Sri. C.M. Manjunath
 2c. Kum. C.M. Rachitha, Rep., by Sri. C.M. Manjunath	 3. Sri. C. M. Subramani	 3a. Sri. Sunil. C S	 3b. Kum Spoorthi C S
NVT Quality Educational Trust  (Trustee- SR Nitin Garg)			

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Ananth Kumar S/o Srinivas T C Halli Village, Sarjapura Hobli, Anekal Tq, Bangalore Urban Dist.	AH Sai
2	T V Babu S/o Venkataswamy T C Halli Village, Sarjapura Hobli, Anekal Tq, Bangalore Urban Dist.	1. ✓

12/09/22
ಸಹಾಯಕ ಸರ್ಕಾರಿ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ

ಮೂಲ ಪ್ರತಿಯೊಂದಿಗೆ 1 (ಒಂದು) ಪ್ರತಿಯನ್ನು ಹಾಕುವುದಿಲ್ಲವು ಇವುಗಳಿಗೆ ಯಾವುದೇ ವ್ಯತ್ಯಾಸವಿರುವುದಿಲ್ಲ

2. ✓

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ



1 ನೇ ಪ್ರಶ್ನೆದ ದಾಖಲೆ
ನಂಬರ್ SRJ-1-04965-2022-23 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ್ SRJD1203 ನೇ ದೃಢೀಕರಣ
ಮಾತ 12-09-2022 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

12/09/2022

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಸರ್ಕಾರಿ ಪ್ರಕಟಣೆ)

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ

ಈ ದಾಖಲೆಯು ಹಾಗೆಯೇನು ಮೂಲದ ಉಪಯುಕ್ತವು
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿತವಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ಸೌಕರದ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಾಖಲೆಯು ಹಾಳೆ
Document Sheet



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

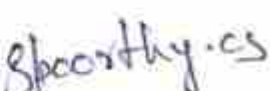
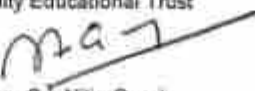
ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

IV. WHEREAS the property measuring 10.5 Guntas in Sy.No.89 (of which Item No. 3 of the Schedule Property is a part of) originally belonged to Sri. B.J Praveen S/o Jogaiah, he having acquired the same through sale deed dated 14.11.2003, registered as document No.9521/03-04 of Book 1, in the office of the Sub Registrar, Anekal and subsequently the said Sri. B.J.Praveen sold the same to Sri.C.M.Subramani S/o. C.G.Munshami (the Lessor at Sl.No.3 herein) through Sale Deed dated 26.06.2006, registered as document No.16018/06-07 of Book 1, in the office of the Sub Registrar, Anekal and his name is mutated in revenue records i.e. MR No.22/2006-07.

V. WHEREAS, the Lessors have represented to the Lessee that the Lessors are the absolute owners in possession and enjoyment of the **Item No.1, Item No.2 & Item No.3** totally measuring **2 Acres 32.5 Guntas** (excluding 2 Guntas Kharab), situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru District, which properties are more fully described in Schedule hereunder herein after referred to as the **"Schedule Property"**

VI. WHEREAS, the Lessee is a Public Trust formed under the provisions of the Indian Trust Act, 1882 and is desirous of establishing and operating School/Educational Institutions in and around Bengaluru and other parts of the country and has approached the Lessors for taking on lease the Schedule Property for the purpose of establishment of educational institute, sports facility and hostel with proper infrastructure and amenities/ any other activity as required by the Lessee, on the Schedule Property for a period of at least 25 years and the Lessors have offered to give on lease the Schedule Property.

 1.Smt. Sandamma	 2. Sri. C.M. Manjunath	 2a. Smt. D. L Chandrika	 2b. Sri. C. M. Varun, Rep., by Sri. C.M. Manjunath
 2c. Kum. C.M. Rachitha, Rep., by Sri. C.M. Manjunath	 3. Sri. C. M. Subramani	 3s. Sri. Sunil C S	 3b. Kum Spoorthi C S
NVT Quality Educational Trust  (Trustee- Sri. Nitin Garg)			

ಈ ಪದ್ಧತಿಯು ಹಾಳೆಯನ್ನು ಸಂಪೂರ್ಣ ಉಪಯೋಗಿಸಿದ
ನಂತರ (9) ರ ಪುಟದ ಮುದ್ರಿತವಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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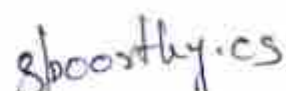
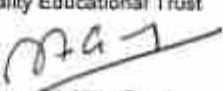
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VII. WHEREAS, during this point of time, the Lessors have come forward and offered to lease to and in favour of the Lessee and the Lessors are now desirous of entering into this Lease Deed.

VIII. WHEREAS, since the Schedule Property is currently agricultural in nature, the LESSEE have undertaken to get conversion of the Schedule Property from Agricultural use to non-agricultural purpose in the names of Lessors and to get change of land use (if any) for the purpose of establishment of school/ education institute purpose/ any other activity as required by the Lessee and the cost/ expense so incurred shall be borne by the Lessee. The Lessee shall also pay all such taxes, betterment, levies, and khatha fees.

IX. WHEREAS, the Lessors also represent that:

1. The Lessors are the absolute owners in possession of the Schedule Property and have uninhibited rights of alienation over the same.
2. 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 favor of the Lessee;
3. No other person has any right, title, interest or claim over the Schedule Property except the Lessors;
4. The Lessors have not entered into any arrangement or agreement or otherwise part with possession of the Schedule Property with any Third Party/ies;
5. The Schedule Property is currently not the subject matter of any mortgage and is free from all encumbrances, attachments, liens, charges, clogs, hindrances, minor claims, 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;

 1. Smt. Sandamma	 2. Sri. C.M. Manjunath	 2a. Smt. D. L Chandrika	 2b. Sri. C. M. Varun, Rep. by Sri. C.M. Manjunath
 2c. Kum. C.M. Rachitha, Rep. by Sri. C.M. Manjunath	 3. Sri. C. M. Subramani	 3a. Sri. Sunil C.S	 3b. Kum Spoorthi C. S
NVT Quality Educational Trust  (Trustee- Sri. Nilini Garg)			

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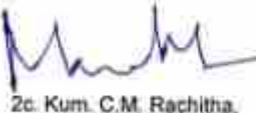
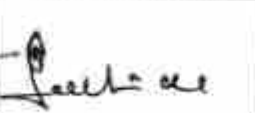
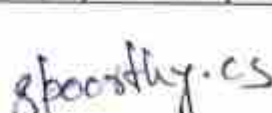
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6. The Schedule Property is not the subject matter of any acquisition or requisition proceedings or before any other government, local and/or other authority;
7. The Lessors shall maintain their title to the Schedule Property intact during the entire 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
8. The Schedule Property is free from the applicability of the Karnataka Scheduled Caste and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978;
9. There are no tenancy claims initiated or pending in respect of the Schedule Property under the provisions of the Karnataka Land Reforms Act, 1961;
10. The Schedule Property has not at any time been the subject matter of proceedings under the provisions of Section 79A or Section 79B of the Karnataka Land Reforms Act, 1961 and that the holding of the Lessors is not in violation of the provisions of the said Act; and
11. As on date there are no tax attachments in respect of the Schedule Property or any part thereof under the Income Tax Act, 1961 or any other State or Central taxing statutes or from any other statutory authorities.

X. WHEREAS, the Lessee, based on the above representations and offer made by the Lessors and the Lessee upon satisfying with the right and title in and over the Schedule Property, have agreed to take on lease the Schedule Property for the purpose of running the School/Educational Institution or other activity as required by the Lessee, for a period of twenty five (25) years. Thus the parties have reduced the terms in writing under this Lease Deed.

Hence this **LEASE DEED**.

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NVT Quality Educational Trust  (Trustee- Sri. Nitin Gang)			

12...ನೀ ವ್ಯಕ್ತಿದ ದಾಖಲೆ ಸಂಖ್ಯೆ 12.9.6.5. 2022-23 ✓

ಈ ದಾಖಲೆಯು ಯಾವುದೇ ಸಂಘದ ಅಧೀನದಲ್ಲಿ
ಕುಟ್ಮ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿತವಾಗಿದೆ

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NOW THIS LEASE WITNESSETH AS FOLLOWS:

1. Lease of Schedule Property:

In consideration of the below mentioned Rent agreed to be paid by the Lessee in terms of this lease deed and the Parties agreeing to comply with the covenants and conditions mentioned herein, the Lessors hereby agree to duly satisfy the conditions precedent and grant lease of the Schedule Property in favor of the Lessee on the terms and conditions stipulated hereunder.

2. Commencement of Lease and Term:

- 2.1. The lease shall commence on this day (the "Lease Commencement Date").
- 2.2. The parties have agreed that a period of **Twenty-three (23)** months has been provided to the Lessee to obtain necessary permissions, sanctions, approvals, conversion order and towards construction of the building, during which no rent shall be applicable. The commencement of the rent shall be 23 months from execution of this lease deed and shall be referred to as the "**Rent Commencement Date**".
- 2.3. The term of lease of the Schedule Property shall be for a period of **Twenty-Five (25)** years commencing after twenty-three (23) months of rent-free period i.e. **Twenty-Five (25) years** from the '**Lease Commencement Date**'.
- 2.4. In the event the Parties are required to execute and register more than one Lease Deed in respect of portions of the Schedule Property, all Lease Deeds shall be co-extensive and co-terminus with each-other and the terms stipulated under the said leases shall run concurrently, as per the discretion of the Lessee. It is clarified that all leases shall operate for the entire extent of Schedule Property if separate lease deeds are executed.
- 2.5. The Lessors hereby unconditionally undertake that they shall comply with all terms and conditions of this Deed and further undertake not to enter into any sort of

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NVT Quality Educational Trust (Trustee- Sri. Nitin Garg)			

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ಸಂಖ್ಯೆ 2(4) ನ ಪ್ರಕಾರ ಮುದ್ರಿತವಾಗಿದೆ.

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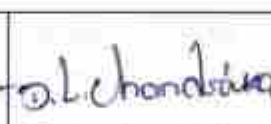
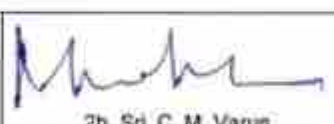
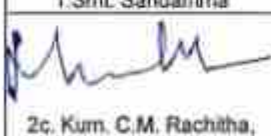
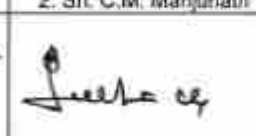
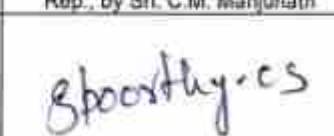
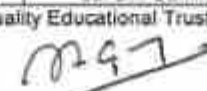
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Lease/rent/mortgage in favor of any third party/ies during the subsistence of this Lease Deed.

2.A. VACATING OF EXISTING TENANTS FROM THE SCHEDULE PROPERTY

- 2.A.1. In view of the fact that the lessors have already let-out the major portion of the schedule property in favour of different tenants including in favour of Federal Bank, in favour of mobile companies for mobile tower and others, the lessors shall get vacate the other tenants excluding the mobile tower and Federal Bank.
- 2.A.2. So far as it concerned to the tenants relating to the Federal Bank, the same shall be get vacated by the Lessee. The mobile tower tenancy shall be continued till expiry of the tenancy term between the lessor and mobile tower company and the same will not be extended by the lessor or the lessee.
- 2.A.3. In case of getting vacation of the existing tenants, the lessee shall pay to the lessor the equivalent rental amount paid by the existing tenant who has vacated. This compensation shall only continue till the commencement of regular rent and after commencement of regular rent, the lessee shall pay the agreed rent for the entire schedule property as mentioned in clause 4 of this lease deed. In case the rent for the mobile tower or / and the Federal Bank continues to be paid to the lessor by the respective lessees, the agreed rent for the entire schedule property as mentioned in clause 4 of this lease deed will be reduced by the amount paid for the mobile towers and /or Federal Bank.

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ನಂತರ 3(4) ರ ಪ್ರಕಾರ ಮರುಪಡಿಸಬೇಕು.

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3. Approvals to be obtained from competent authorities:

3.1. The Lessee either through itself or through an "Infrastructure Service Provider" intends to put up construction for the purpose of school/educational institution/ other activity as required by the Lessee, over the Schedule Property, shall obtain all required permissions and approvals from the Concerned/Competent authority/ies and the Lessors shall cooperate with the Lessee in providing required documents for obtaining such permissions. However, in absence of the obtaining approval or completion of construction, the 'Rent Commencement Date' shall not be impacted or altered.

3.2. The responsibility to obtain the required permissions, sanctions, licences and approvals from the competent authorities towards running the activities from time to time and at their costs are that of the Lessee.

4. Rent and enhancement of rent:

4.1. The Lessee shall pay to the Lessors a monthly rent (the "Rent") at a rate of Rs.8,00,000/- (Rupees Eight Lakhs Only) per month of Land Area of the Schedule Property from the rent commencement date i.e. from 24th month of this lease commencement date. It is made clear that the lessee is not liable to pay rent for initial 24 months from the lease commencement date.

4.2. The Lessee shall deduct the TDS or any such deduction required for statutory compliance and shall provide the necessary documentation to the Lessors, which shall be deducted in the monthly rent payable. The TDS certificate shall be provided quarterly for assessment purpose.

4.3. All direct taxes (Income Tax) on the Rents paid by the Lessee to the Lessors shall be borne by the Lessors only.

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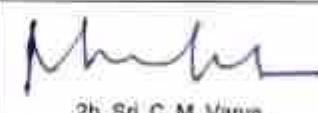
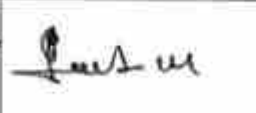
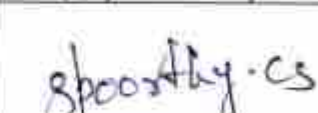
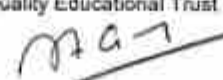


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- 4.4. The Lessors shall after the Lease Commencement Date, inter-se agrees on the proportion in which each of the Lessors shall share the Rent and intimate the same to the Lessee. The rent shall be credited to the bank account of the Lessor/s. If the Lessors intend to change the bank account for any reasons, the Lessor/s shall intimate the same to the Lessee by giving sufficient written notice in advance to the Lessee to accommodate the Lessee to pay rent without any default.
- 4.5. The Lessee shall pay the above-mentioned rent on or before 10th day of every month. The Rent shall be subject to deduction of tax at source applicable under the Income Tax Act, 1961. In case of delay in payment of rent, for reasons beyond control of the Lessee, the Lessee shall pay an interest on the rent calculated at ten (10) % per annum.
- 4.6. The Rent shall be enhanced/ increased annually by **three Percent (3%) every year**. There shall be no escalation on the Security Deposit during the Lease Term or during the renewed lease term.
5. **Security Deposit:**
- 5.1 The Lessee has agreed to pay a refundable security deposit amount of **Rs.80,00,000/- (Rupees Eighty Lakhs Only)** to the Lessors.
- 5.1.1. The Lessee has this day paid a refundable advance amount/security deposit of **Rs.80,00,000/- (Rupees Eighty Lakhs Only)** in the following manner:
- 5.1.1.1. Favoring **Mr. C.M. Manjunath** vide Cheque bearing No. **105324** for an amount of Rs.40,00,000/- (Rupees Forty Lakhs Only).

 1. Smt. Sandamma	 2. Sri. C.M. Manjunath	 2a. Smt. D. L Chandrika	 2b. Sri. C. M. Varun, Rep., by Sri. C.M. Manjunath
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NVT Quality Educational Trust  (Trustee- Sri. Nitin Garg)			

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ರೂಪು 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿತವಾಗಿದೆ.

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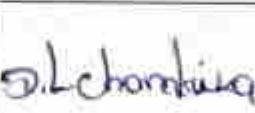
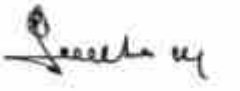
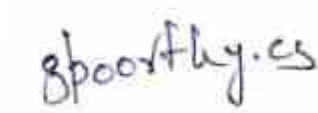
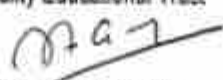
5.1.1.2. Favoring Mr. D.L. Chandrika vide Cheque bearing
No. 105325 for an amount of Rs.40,00,000/- (Rupees
Forty Lakhs Only).

All cheques are drawn on State Bank of India, Whitefield, Branch, and the
Lessor/s hereby jointly and severally admit and acknowledge before the
undersigned witnesses.

5.2. The Lessors shall hold the Security Deposit during the lease terms and shall refund the
same, free of interest, upon the expiry or earlier termination of the Lease Deed and at
the time of handing back the possession of the Schedule Property, after deducting any
arrears of the rent and damages if any. It is clarified that the Lessee shall be entitled to
retain the possession of the Schedule Property till repayment of security deposit amount
without any obligation to pay any rent or other charges in the event of the failure on the
part of the Lessors to refund the Security Deposit.

6. Sale/Mortgage:

- 6.1. In the event the Lessors are desirous of Selling the Schedule Property or any part thereof
in favour of the third parties during the tenure of the Lease, the Lease hold rights of the
Lessee in respect of the Schedule Property will not be affected in any manner and the
Purchaser/s shall be bound to abide by the terms and conditions of this Lease Deed.
- 6.2. In the event the Lessors are desirous of selling the Schedule Property or any part thereof,
the Lessors shall first offer to sell the Schedule Property or any part thereof to the Lessee
as per the price offered by the Lessor. In the event the Lessee does not accept the offer

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 2c. Kum. C.M. Rachitha, Rep. by Sri. C.M. Manjunath	 3. Sri. C. M. Subramani	 3a. Sri. Sunil C.S	 3b. Kum Spoorthi C. S
NVT Quality Educational Trust  (Trustee- Sri. Nitin Garg)			

12 ನೇ ವೃತ್ತದ ದಾಖಲೆ ಸಂಖ್ಯೆ 14965 ✓
2021-23

ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಸಂಪಾದಿಸುವ ಉದ್ದೇಶದಿಂದ
ಮಾಪ್ಪೆ 5(9) ನ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಸೌಕರ್ಯ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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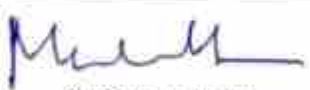
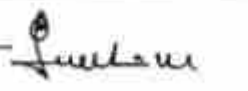
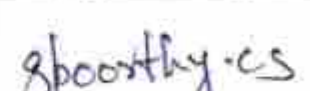
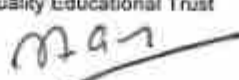
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of the Lessor or is unable to match the price at which the Schedule Property is offered by the Lessors, the Lessor shall be free to sell the Schedule Property to any Third Party.

- 6.3. 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 thereof. The Lessors shall obtain no-objection letter from the Lessee prior to the sale or transfer of the Schedule Property or intimate to Lessee regarding such sale and so far as the rights and interests of the parties under this Deed are not affected. The Lessors shall secure a letter from the intended transferee unconditionally agreeing to be bound by the terms of this Lease Deed in the event of sale.

7. Use of the Schedule Leased Premises:

- 7.1. The possession to the Schedule Property shall vest with the Lessee during the subsistence of the lease. The Lessor has handed over the possession of the Schedule Property to the Lessee on execution of this Deed.
- 7.2. The Lessee shall be entitled to construct building on the Schedule Property at its cost for the purpose of running of its activities. The interest, rights and title to the building constructed on the Schedule Property shall vest with the Lessee. The Lessee shall prepare the building plans and all required drawings for the construction of the building on the Schedule Property. The Lessee shall be entitled to utilize the maximum FAR as prescribed in the building bye-laws and the zoning regulations. The Lessee shall also be entitled to purchase TDR to achieve additional FAR. The entire cost of acquisition of the TDR and the resultant cost of construction arising from utilizing the additional TDR shall be borne by the Lessee. All such activities are subject to obtaining of necessary permissions, approvals etc. by the lessee at its cost.

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NVT Quality Educational Trust  (Trustee- Sri. Nilin Garg)			

ಈ ದಾಖಲೆಗಾಗಿ ಹಾಳೆಯನ್ನು ಸಂಪಾದಕ ಅಂಶವಿರುವ
ಸಂಖ್ಯೆ 8(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಬಹುದು.

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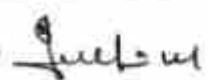
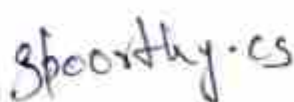
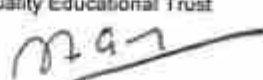


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- 7.3. The Lessors have also executed a Power of Attorney on this date to enable the Lessee to secure plan approval/s, license/s and other permissions and sanctions and acts connected with and incidental to development of the Schedule Property as agreed herein. The costs for the above approval/s, license/s, permissions shall be borne by the Lessee. The Power of Attorney is co-terminus with this Deed.
- 7.4. The Lessee shall at its own cost be entitled to apply for and obtain all required permissions, approvals to provide amenities, facilities and services required for the new building/s, including water, electricity, sewerage, underground drainage, fire and safety and all other services which are necessary to achieve the purpose for which the building structures are put to use. The Lessee shall at its own cost, charges and expenses and in its own/ infrastructure provider's name, obtain power connection and water and sewerage connection in the Schedule Property as it may deem necessary for running the activities and pay for use of such utilities during the term of the lease. All deposits placed by the Lessee with such authorities in respect of supply of utilities shall belong with the Lessee.
- 7.5. The Lessee shall its cost, have to convert the Schedule Property from agricultural to educational purposes from the concerned authority/ies.
- 7.6. The Lessee shall have absolute discretion in the matters relating to the method and the manner of construction of the buildings. The Lessee shall have absolute discretion in the selection of construction material, methodology of construction equipment to be used, agencies and contractors hired in the process of construction and other related matters.
- 7.7. The Lessors shall also authorize the Lessee to release or relinquish or reserve such area in the Schedule Property for the purpose of road widening/ CDP Roads, or such other requirements, as may be planned or required by the authorities during the process of issuing the sanctions / NOC's/ permissions/ clearances or during the process of completion/ development of the project. The Lessors agree to sign and execute all

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19ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 44.965
2022-23

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ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಬಳಸಬಹುದಾಗಿದೆ.

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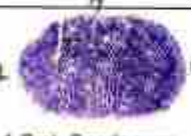
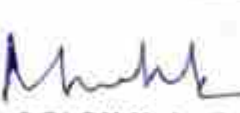
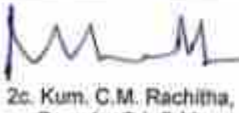
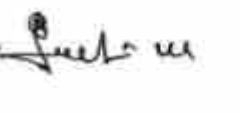
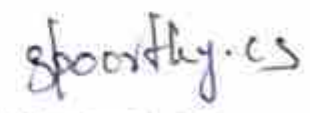
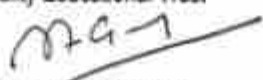
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necessary paper/s in respect thereto and shall also authorize the Lessee to take all necessary steps in this regard.

- 7.8. The Lessee shall be entitled to establish and operate a school/educational institution and allied activities/ other activity as required by the Lessee in the Schedule Property without any let, hindrance, and interference from the Lessors or any other person.
- 7.9. The Lessors shall ensure that at all times during the Lease Term, the Lessee or its authorized person/agent are not, in any manner, prohibited or prevented by any person from entering upon or using the Schedule Property. The lessors with prior intimation to the lessee, shall have right to visit the schedule property at all reasonable time.
- 7.10. The Lessee shall be responsible for running of all activities in the Schedule Property and shall not hold the Lessors responsible for any kinds of damages, incidents or acts that occur in the Schedule Property and also during the development and construction of building/s.

8. Sub-Letting/Transfer of Lease:

- 8.1. The Lessee shall not be entitled to sublet the Schedule Property and the building constructed thereon as a whole, or in portion, to any other person or persons apart from person or persons within the Families of the Trustee or companies operated by the trustees namely family of KG Garg, Nitin Garg, Vivek Garg and Tanuj Garg are involved.
- 8.2. The Lessee shall be entitled to raise any mortgage/ loan or obtain any facilities or financial assistance from and banks or Financiers on security with respect to the construction put up by it in the Schedule Property. However, the Lessee shall not create any charge/ shall not raise loan on the Schedule Property (Land) and any such mortgage that would be raised by the lessee only on the building shall be cleared by the Lessee prior to the expiry of the Lease or termination of Lease. Prior to signing of mortgage, the

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ಕಡತ 5(+) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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same has to be brought to the notice of the Lessors and subsequently the mortgage copy should be provided to the Lessor/s. 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 hereby agrees to indemnify and keep the Lessors indemnified from such claims and demands and protect them at all times.

9. Renewal of the Lease:

- 9.1. Should the Lessee desire extension of lease beyond the aforesaid period, the Lessee shall communicate its intention to extend the Lease for an additional term, in writing to the Lessors, not less than six (06) months before the expiry of the Lease Term. On expiry of the lease period, if the lessors intended to extend further, they shall give the first right of extension of the lease to the Lessee at the prevailing rent and terms as on that date and in the event the Parties are unable to agree upon the terms and rate of rent for the extended term, the lessors shall be at liberty to lease the property in favour of third parties and to deal with the same as they deems fit. The extension of lease if any shall be in the form of a separate Lease Deed duly executed between the parties on agreed terms as on that date hereto and to be registered with the jurisdictional statutory authority and the entire cost of stamp duty and registration fee shall be borne to by the Lessee on freshly agreed terms and conditions.
- 9.2. On expiry of the lease period, subject to the performance of the clauses by the Lessee in favour of the Lessors as per the terms of this Deed and in the absence of any renewal, the Lessee shall deliver back possession of the Schedule Property to the Lessors.
- 9.3. Since the Item No. 2 of the schedule property i.e. the land bearing Sy. No. 88 measuring 24 guntas is consisting of 3 floors RCC roofed building/structure (12000 sq. ft.) is also

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NVT Quality Educational Trust (Trustee- Sri. Nitin Garg)			

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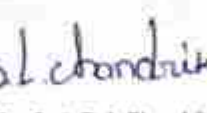
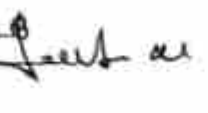
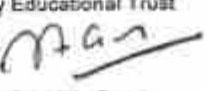
leased under this lease deed, the lessee shall hand over the possession of the schedule property together with structures/buildings constructed by the lessee to the lessors or in the event if the lessee intends to demolish/remove the structure put up by it, then the lessee shall re-construct the existing 3 floors RCC roofed building/structure (12000 sq. ft.) in Sy. No. 88 and handover the same to the lessors.

10. Payment of taxes:

- 10.1. The Lessor undertaken and shall be liable to pay all past, present and future municipal taxes, cess and other charges imposed or levied in respect of the Schedule Property (land). The Lessee shall pay taxes, cess and other charges imposed or levied in respect of the Building constructed.
- 10.2. The Lessee shall pay taxes, cess and other charges imposed or levied in respect of the school/educational institution building to be constructed by the Lessee in the Schedule Property on behalf of the Lessor.

11. Acquisition:

If the entire Schedule Property is acquired by the Government or other Authority, then this Lease Deed shall stand terminated. The compensation payable towards the Schedule Property shall be claimed by the Lessor. The compensation payable towards construction done by 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 parties shall have an option to terminate or to continue with the lease of the remaining extent of land in the Schedule Property, and the rent shall be adjusted proportionately.

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ಈ ದಾಖಲೆಯು ಪಾಲಿಸಿ ಸಂಪನ್ಮೂಲ ಅನುಸಾರವಾಗಿ
ಕಡತ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿತವಾಗಿದೆ.

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12. Payment of electricity and water charges:

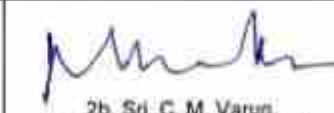
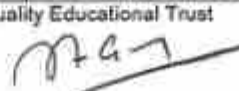
12.1. The Lessee is entitled to secure at its own cost, the required electricity and water supply for successfully running of the activities in the building proposed to be built in the Schedule Property and shall pay and discharge all deposits and amounts required for providing the Schedule Property with electricity, water and sanitary connections, including additional power and water that may be required from time to time during the tenure of the lease. The Lessors agree to sign and execute consent letters and other papers required therefore.

12.2. The Lessee shall pay for the consumption of the electricity and water in the Schedule Property as per the meter installed to the concerned authorities after the possession of the Schedule Property to the Lessee.

13. Termination:

13.1. The lease shall be terminated in the event of non-payment of monthly Rent by the Lessee for six(6) months in spite of written notice by the Lessors, the Lessors will be entitled to terminate the Lease by giving a 30 days' notice to the Lessee and the security deposit and construction to be forfeited

13.1. In case of termination due to non-payment of the rent by the Lessee, and if Lessee is ready and willing and has the means to pay the defaulted rent, the Lessor shall permit the Lessee to continue to use and enjoy and be in possession of the Schedule Property in the same way as the Lessee did prior to such termination of the Lease Deed, and the termination of the Lease Deed shall be revoked with an interest of 10% (ten) per annum for defaulted Rent.

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ಸಂಖ್ಯೆ 5(3) ರ ಪ್ರಕಾರ ಮುದ್ರಿತವಾಗಿದೆ.

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14. Indemnity:

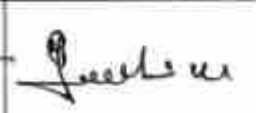
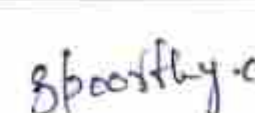
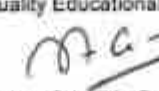
14.1. The Lessors hereby confirms that their title to the Schedule Property is good, marketable and subsisting and that no one else has any right, title, interest or share in the Schedule Property and that the Schedule Property is not subject to any encumbrance, attachments, taxation or acquisition proceedings or charges of any kind or any tenancy claims. In event, actions or proceedings on the Schedule Property, the Lessor shall at their own cost take all steps to ensure that such actions or proceedings are defended and concluded as soon as possible and at all times ensure that the functioning of the activities being run, and the Lessee's occupation and use of the Schedule Property and the building is not affected or interrupted in any manner whatsoever. In the event of any action or claim made against the Schedule Property which effects the construction of the building or any day-to-day functioning, then the Lessor shall keep the Lessee fully indemnified and harmless against such losses or liabilities. All the cost and consequences of any such action or claim shall be detailed hereinabove shall be borne by the Lessors.

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

15. Stamp Duty & Registration of Lease Deed:

15.1. The Lessee shall bear and pay the stamp duty, registration charges and any other expenses for registration of this Lease Deed.

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

 1.Smt. Sandamma	 2. Sri. C.M. Manjunath	 2a. Smt. D. L. Chandrika	 2b. Sri. C. M. Varun, Rep., by Sri. C.M. Manjunath
 2c. Kum. C.M. Rachitha, Rep., by Sri. C.M. Manjunath	 3. Sri. C. M. Subramani	 3a. Sri. Sunil. C.S	 3b. Kum Spoorthi. C.S
NVT Quality Educational Trust  (Trustee- Sri. Nitin Gang)			

ಈ ದಾಖಲೆಯು ಪಾಲಿಯರ್ನು ಸಂಪದ ಉಪಯೋಗ
ಸಂಖ್ಯೆ 2(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿತವಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಸೌಕರವ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಾಖಲೆಯ ಪಾಳೆ
Document Sheet



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

ಈ ಪಾಲಿಯರ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

16. Amendments/ Modification/Variation:

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 Lease Deed, and signed by the duly authorized representatives of both Parties.

17. Arbitration, Governing law, Jurisdiction:

- 17.1. Any dispute or difference between the Parties hereto concerning this Lease Deed or its terms and conditions 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 or its Nominees. The arbitration proceedings shall be held in Bengaluru.
- 17.2. The law governing this Lease Deed shall be Indian Law and the courts at Bengaluru shall have alone jurisdiction.
- 17.3. In addition to the agreed terms and conditions arrived between the parties under this Lease Deed, the parties are governed by the Provisions of Transfer of Property Act with regard to usage of the Schedule Property by the Lessee and the parties herein are entitled to invoke the Provisions of Transfer of Property Act to protect their respective right under this Lease Deed.

18. Signage and Paper Publications:-

- 18.1. The Lessee shall be entitled to put-up signage in Schedule Property without any extra cost on execution of this Lease Deed and the Lessors shall not obstruct at the time of installation of Signage. Further, taxes, if any, are levied by any authority on signages or any display will be borne by the Lessee alone and the Lessors are not liable to pay the same to the authorities.

1. Smt. Sandamma	2. Sri. C.M. Manjunath	2a. Smt. D. L Chandrika	2b. Sri. C. M. Varun, Rep. by Sri. C.M. Manjunath
2c. Kum. C.M. Rachitha, Rep. by Sri. C.M. Manjunath	3. Sri. C. M. Subramani	3a. Sri. Sunil C.S	3b. Kum Spoorthi . C. S
NVT Quality Educational Trust (Trustee- Sri. Nitin Garg)			

ಈ ಪತ್ರವು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದು
ಸಂಖ್ಯೆ 4(ಎ) ರ ಪ್ರಕಾರ ಮುದ್ರಿತವಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಾಖಲೆ/ಮಾತೆ
Document Sheet



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

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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

18.2. The Lessors have permitted the Lessee to take out the paper publications inviting the general public to put forth objections if any, for the development of the Schedule Property in terms of this lease deed. In the event of there being any valid claim/s over the right of the Lessors in respect of the Schedule Property, the Lessors will resolve and settle such claims forthwith at the cost of the Lessors. However, such claims if any shall not affect the right of lessors to collect rents.

19. Insurance:

It is recommended that the Lessee shall comprehensively insure the building/s at its cost. The Lessee shall be responsible for the safety and security of all its materials; equipment and goods that they bring to the building and shall at its cost comprehensively insure the same.

20. Notice:

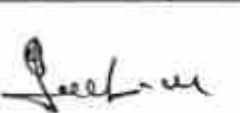
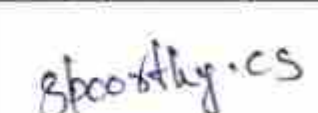
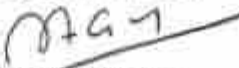
Unless otherwise notified in writing with acknowledgement due, the address for service of notice/correspondence of either the Lessors or Lessee shall be as mentioned in the above in this Lease Deed.

21. Others:

21.1. The Lease shall be made in two copies/sets and each party shall have one copy, each of which will be deemed an original, but all of which together will constitute one and the same instrument.

21.2. The address of the schedule premises shall be:

Sy.No.86/1, 88 & 89, Chambenahalli Village, sarjapuraHobli, Anekal Taluk, Bengaluru District.

 1.Smt. Sandamma	 2. Sri. C.M. Manjunath	 2a. Smt. D. L Chandrika	 2b. Sri. C. M. Varun, Rep., by Sri. C.M. Manjunath
 2c. Kum. C.M. Rachitha, Rep., by Sri. C.M. Manjunath	 3. Sri. C. M. Subramani	 3s. Sri. Sunil. C.S	 3b. Kum. Spoorthi . C. S
NVT Quality Educational Trust  (Trustee- Sri. Nitin Garg)			

ಈ ದಾಖಲೆಯು ಹಾಗೆಯೇ ಸಂಪೂರ್ಣ ಉಪಯೋಗ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ಸೌಕರ್ಯ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet



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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

SCHEDULE PROPERTY

ITEM NO. 1

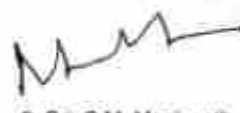
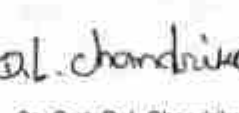
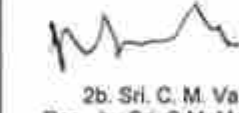
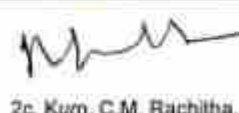
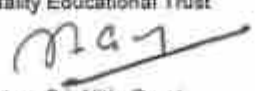
ALL THAT PIECE AND PARCEL of converted for agricultural to non agricultural residential purpose vide conversion order dated: 25-02-2011, vide its No. ALN(A.S)S.R/198/10-11, issued by the Special Deputy Commissioner, Bangalore District, bearing measuring **2 Acres 06 Guntas** (excluding 02 Guntas Kharab) out of 3 Acres 8 Guntas in bearing **Sy.No.86/1**, presently un-developed converted land, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on:

East by : Property bearing Sy.No.86/2;
West by : Remaining Portion of Sy.No.86/1;
North by : Land bearing Sy.No.88 and Land bearing Sy.No.83; and
South by : Nala;

ITEM NO.2

ALL THAT PIECE AND PARCEL of converted for agricultural to non agricultural residential purpose vide conversion order dated: 25-02-2011, vide its No. ALN(A.S)S.R/195/10-11, issued by the Special Deputy Commissioner, Bangalore District, bearing **old Sy.No.88, New Sy.No.88/2 together with 3 floors RCC roofed buildign/structure 12000 sq. ft.**, presently un-developed converted land, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on:

East by : Property bearing Sy.No.83;
West by : Remaining Portion of Sy.No.88;
North by : Land bearing Sy.No.89 and Road; and
South by : Land bearing Sy.No.86/1;

 1. Smt. Sandamma	 2. Sri. C.M. Manjunath	 2a. Smt. D. L. Chandrika	 2b. Sri. C. M. Varun, Rep., by Sri. C.M. Manjunath
 2c. Kum. C.M. Rachitha, Rep., by Sri. C.M. Manjunath	 3. Sri. C. M. Subramani	 3a. Sri. Sunil. C.S	 3b. Kum. Spoorthi. C. S
NVT Quality Educational Trust  (Trustee- Sri. Nitin Garg)			

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಸರ್ಕಾರಿ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Document Sheet

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

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

ITEM NO.3

ALL THAT PIECE AND PARCEL of converted for agricultural to non agricultural residential purpose vide conversion order dated:25-02-2011, vide its No. ALN(A.S)S.R/194/10-11, issued by the Special Deputy Commissioner, Bangalore District, bearing **Sy.No.89, measuring 2.5 Guntas**, out of 10.5 Guntas, presently un-developed converted land, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on:

East by : Road and Sy.No.83;
West by : Remaining Portion of 89;
North by : Road; and
South by : Land bearing Sy.No.88;

1. Smt. Sandamma	2. Sri. C.M. Manjunath	2a. Smt. D. L. Chandrika	2b. Sri. C. M. Varun, Rep., by Sri. C.M. Manjunath
2c. Kum. C.M. Rachitha, Rep., by Sri. C.M. Manjunath	3. Sri. C. M. Subramani	3a. Sri. Sunil C.S	3b. Kum Spoorthi . C. S
NVT Quality Educational Trust (Trustee- Sri. Nitin Garg)			

ಈ ದಾಖಲೆಯು ದಾಖಲೆಯ ಸಂಖ್ಯೆ 4965 ನೇ ಪುಟದ ದಾಖಲೆಯಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಾಖಲೆಯ ಪಾಳೆ
Document Sheet



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

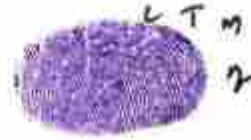
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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

IN WITNESS WHEREOF, the Parties hereto have set their respective hands on this Lease Deed to these presents on the day, month and year first above mentioned.

WITNESSES:

1. A/Sai
2. S Ananth kumara Sriniva
T. C Hali village
Sangapur (KA)
Bangalore . 562125



1. Smt. SANDAMMA,

2. SH. C.M. MANJUNATH,
D. Chandraika

2a. Smt. D.L. CHANDRAIKA,

2b. Sri. C.M. VARUN,

2c. Kum. C.M. RACHITHA,

(both Sl.No.2b & 2c, being Minors
represented by their Natural
Guardian/Father
Sri, C.M. Manjunath)

3. Sri. C.M. SUBRAMANI,

3a. Sri. SUNIL C.S.,

2. P.V. Babu
T.V. Babu
T.V. Babu
T.C. Hali
Dommahalli

ಈ ದಸ್ತಾವೇಜು ಪಾಲೆಯನ್ನು ಸಂಸ್ಥೆಗೆ ಉಪಯೋಗಿಸಲು
ಐ.ಸಿ.ಸಿ. 3(3) ರ ಪ್ರಕಾರವೇ ಬಳಸಬೇಕಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಪಾಲೆ
Document Sheet



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

ಈ ಪಾಲೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

3b. Ms. SPOORTHY C.S.,

(LESSORS/OWNERS)

NVT QUALITY EDUCATIONAL TRUST
(LESSEE)

(Represented by Sri. Nitin Garg)

Drafted by:

Drafted by
MURTHY K.H.
Deed Writer
D.W.L. No.21/09-10
ANEKAL

ನಿರ್ದೇಶಕರು



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಮೊಂಡಗಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಅಲಾಖೆ

ಪ್ರಕೃತಿ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 10742

ಕಛೇರಿ : ಸರ್ಕಾರಿ

Original

ದಿನಾಂಕ : 12/09/2022

M/S NVT Quality Educational Trust., Rep by its Trustee Mr.Nitin Garg S/o. K.G. Garg

- ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2022 - 23 ವರ್ಷದ ಪ್ರಶಸ್ತಿ - 1 ಪ್ರಶಸ್ತಿ 4965 ಸಂಖ್ಯೆಯ ಪತ್ರದ ಮೊಂಡಗಿ

ರೂ. ಪೈ.

ದ್ವಿ ಪ್ರತಿ ಶುಲ್ಕ

100.00

ಒಟ್ಟು :

100.00

Rs. 100.00 ಪಾವತಿ ಮೊದಲ Challan No CR0922003000302398 Rs.100/- dated 12/Sep/2022.

ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : _____ + _____ 0

ಒಟ್ಟು :

100.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಒಂದು ನೂರು)

ಮೊದಲಿನ ದಾಖಲೆಯನ್ನು 12/09/2022 ದಿನದಂದು ಸ್ವೀಕರಿಸಲಾಗಿದೆ

ಸಹಿ ರಚಿಸಿದ ಸರ್ಕಾರಿ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರಿ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಕಛೇರಿ



ಕರ್ವಾಟಕ ಸರ್ಕಾರ
ಮೊಂಡಲೆ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರವೃತ್ತಿ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 10741

ಕಛೇರಿ : ಸರ್ಕಾರಿ ಪ್ರಾಂಶುಪಾಲಕರು

Original

ದಿನಾಂಕ : 12/09/2022

M/S NVT Quality Educational Trust., Rep by its Trustee Mr.Nitin Garg S/o. K.G. Garg

- ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2022 - 23 ವರ್ಷದ ಪ್ರಾಂಶುಪಾಲಕ - 1 ಪ್ರಾಂಶುಪಾಲಕ 4965 ಸಂಖ್ಯೆಯ ಪ್ರವೃತ್ತಿ ಮೊಂಡಲೆ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ರೂ. ಪೈ.

ಮೊಂಡಲೆ ಶುಲ್ಕ	102500.00
ಸೇವಾ ಶುಲ್ಕ	1750.00
ಒಟ್ಟು :	104250.00

Rs. 104250.00 ಕೇವಲ ಮೊಂಡಲೆ Challan No CR0922003000301009 Rs.104250/- dated 12/Sep/2022.

ಸಾಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : _____ + _____ 0

ಒಟ್ಟು : 104250.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಒಂದು ಲಕ್ಷ ನಾಲ್ಕನೂರು ಇಪ್ಪತ್ತೈದು ಸಾವಿರದ ನಾಲ್ಕು ನೂರು ಪದವು)

ಮೊಂಡಲೆ ದಾಖಲೆಯನ್ನು 12/09/2022 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಸಹಿ ರಚಿಸುವ ಸರ್ಕಾರಿ ಪ್ರಾಂಶುಪಾಲಕರು

Designed and Developed by C- DAC Pune.

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರಿ, ಬಸವನಗುಡಿ ಮೊಂಡಲೆ ಜಿಲ್ಲೆ

Bk-IT
6703
23-24

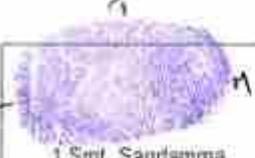
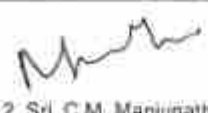
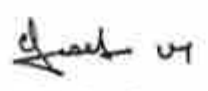
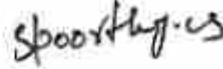
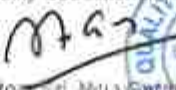
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6703
2023-2024

SUPPLEMENTARY AGREEMENT TO LEASE DEED

THIS SUPPLEMENTARY AGREEMENT TO THE LEASE DEED DATED 12.09.2022 IS EXECUTED ON THIS THE TWENTY FIFTH DAY OF OCTOBER, TWO THOUSAND AND TWENTY THREE (25/10/2023) AT BENGALURU.

BETWEEN:

1. **Smt. SANDAMMA,**
Aged about 79 years,
W/o. Late Sri. C. G. Munishami,
Aadhaar No 3563 7326 2123
2. **Sri. C.M. MANJUNATH,**
Aged about 48 years,
S/o. Late Sri. C.G. Munishami,
Aadhaar No 4268 8824 5161
- 2a. **Smt. D.L. CHANDRIKA,**
Aged about 40 years,
W/o. Sri. C.M. Manjunath,
Aadhaar No 5942 0385 8116
- 2b. **Sri. VARUN CHAMBENAHALLI MANJUNATH,**
Aged about 19 years,
S/o. Sri. C.M. Manjunath,
Aadhaar No 8607 5992 8840
- 2c. **Kum. C.M. RACHITHA,**
Aged about 16 years,
D/o. Sri. C.M. Manjunath,
(Sl.No. 2c, being Minor represented by
her Natural Guardian/Father Sri. C.M. Manjunath)

 1. Smt. Sandamma	 2. Sri. C.M. Manjunath	 2a. Smt. D. L. Chandrika	 2b. Sri. Varun Chamenahalli Manjunath
 2c. Kum. C.M. Rachitha, Rep. by C.M. Manjunath	 3. Sri. C. M. Subramani	 3a. Sri. Sunil C.S	 3b. Ms. Spoorthy C.S
NVT Quality Educational Trust  (Trustee - Sri. N. N. Srinivas)			

2...ನೀ ಘಟದ ದೃಢೀಕರಣ ಸಂಖ್ಯೆ 1-67034



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Sri .M/S NVT Quality Educational Trust., Rep by its Trustee Mr.Nitin Garg . S/o Krishan Gopal Garg ಇವರು ₹100.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	100.00	Online Challan Reference Number RG1023000003894151 Dated:25/10/2023
Total:	100.00	

ಸ್ಥಳ :ಸರ್ಕಾರ

ದಿನಾಂಕ: 25/10/2023



ಉಪ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಸರ್ಕಾರ
ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸರ್ಕಾರ, ಅನೇಕಲ್ ಪಾಲ್ಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಇಲಾಖೆ.

3. Sri. C.M. SUBRAMANI,

Aged about 58 years,
S/o. Sri. C.G. Munishami,
Aadhaar No 2723 8731 4504

3a. Sri. SUNIL C.S.,

Aged about 31 years,
S/o. Sri.C.M. Subramani,
Aadhaar No 8619 6908 4090

3b. Ms. SPOORTHY C.S.,

Aged about 27 years,
D/o. Sri.C.M.Subramani,
Aadhaar No 4286 1100 8202

All are residing at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District.

Hereinafter collectively referred to as the "**LESSOR/S/OWNER/S**", (which expression shall, where the context admits, be deemed to mean and include himself/herself/themselves, his/her/their respective legal heirs, legal representatives, administrators and permitted assignees etc.,) of the **ONE PART**;

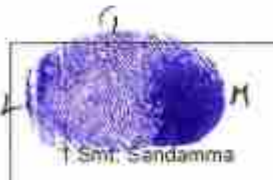
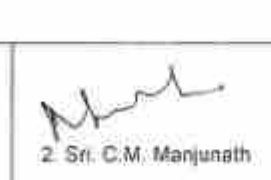
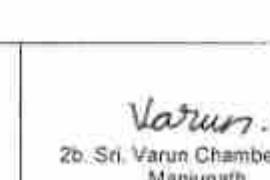
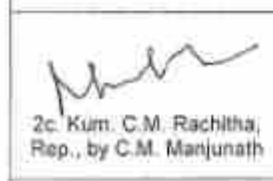
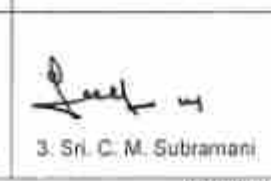
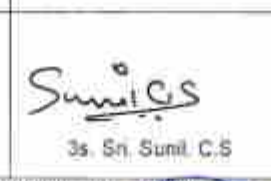
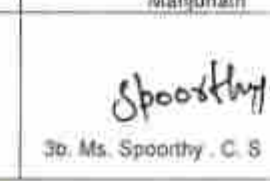
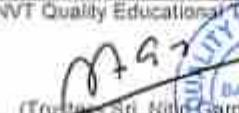
AND

NVT QUALITY EDUCATIONAL TRUST ('TRUST'),

A Public Trust having its registered office at
Sy.No.88, Chambenahalli,
Near Dommasandra Circle,
Sarjapur Road, Bengaluru- 560066,
Represented by its Trustee presently:
Sri. Nitin Garg, aged about 48 years, Son of Krishan Gopal Garg.

Hereinafter referred to as the "**LESSEE**", (which expression shall, where the context admits, be deemed to mean and include the trust, its trustees from time to time, administrators, successors in interest and permitted assignees etc.,) of the **OTHER PART**;

The Lessors and the Lessee shall, wherever the context may so warrant, be hereinafter together referred to as the "**Parties**" and individually as "**Party**" as the case may be.

 1. Smt. Sandamma	 2. Sri. C.M. Manjunath	 2a. Smt. D. L. Chandrika	 2b. Sri. Varun Chambenahalli Manjunath
 2c. Kum. C.M. Rachitha, Rep., by C.M. Manjunath	 3. Sri. C. M. Subramani	 3s. Sri. Sunil C.S	 3b. Ms. Spoorthy C. S
NVT Quality Educational Trust  (Trustee - Sri Nitin Garg) 			

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- SRJ-1-06703-2023-24

ಸರ್ಜಾಪುರ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 25/10/2023 ರಂದು 05:26:27 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	100.00
2	ಸೇವಾ ಶುಲ್ಕ	420.00
3	ಪ್ರಮಾಣ ಪತ್ರ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	52,800.00
4	ಹೆಚ್ಚುವರಿ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	1,05,500.00
	ಒಟ್ಟು	1,58,820.00

Sri .M/S NVT Quality Educational Trust., Rep by its Trustee Mr.Nitin Garg . S/o Krishan Gopal Garg ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Sri .M/S NVT Quality Educational Trust., Rep by its Trustee Mr.Nitin Garg . S/o, Krishan Gopal Garg , 48, Resident of: , Office at Sy No.88, Chambenahalli Near Dommasandra Circle, Sarjapura Road, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560066 (Presenter)		 Left Thumb	


ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಸರ್ಜಾಪುರ ಉಪನೋಂದಣಾಧಿಕಾರಿಯು
ಕರ್ತವ್ಯದ, ಇವೇಕಡೆ ಪಾಲಿಸಿ
ಇವೆವರುಗಳ ನೋಂದಣಿ ಪಟ್ಟಿ

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Sri .M/S NVT Quality Educational Trust., Rep by its Trustee Mr.Nitin Garg . S/o Krishan Gopal Garg , 48, Resident of: , Office at Sy No.88, Chambenahalli Near Dommasandra Circle, Sarjapura Road, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560066 (Claimant)		 Left Thumb	
2	Mr .C M Subramani . S/o Late C G Munishami, , 58, Resident of: , Chambenahalli Village, Sarjapura Hobli, Anekal, BENGALURU URBAN, KARNATAKA - 562125 (Exeautant)		 Left Thumb	

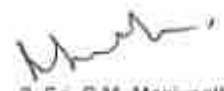
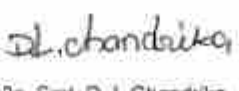
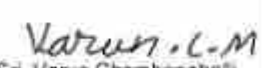
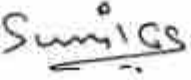
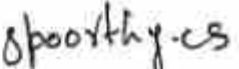

ಉಪನೋಂದಣಾಧಿಕಾರಿಯು
ಕರ್ತವ್ಯದ, ಇವೇಕಡೆ ಪಾಲಿಸಿ
ಇವೆವರುಗಳ ನೋಂದಣಿ ಪಟ್ಟಿ

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ಇದರ ಮೌಲ್ಯವನ್ನು ಸೂಚಿಸಿ - 6703
2023-2024

✓

- I. **WHEREAS** the Lessors are the absolute owners in possession and enjoyment of land bearing **Sy.No.86/1** measuring **2 Acres 06.5 Guntas** (excluding 1.5 Guntas Kharab) out of 3 Acres 06 Guntas (excluding 2.0 Guntas Kharab) situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru District, which property is more fully described in Schedule hereunder and hereinafter referred to as the **Item No.1 Property** for brevity and land bearing **Sy.No.88/2** measuring **24 Guntas** out of 32 Guntas, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru District, which property is more fully described in Schedule hereunder and hereinafter referred to as the **Item No.2 Property** for brevity and land bearing **Sy.No.89/2 (old Sy No.89)**, measuring **2.5 Guntas** out of 10.5 Guntas, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru District, which property is more fully described in Schedule hereunder and hereinafter to as the **Item No.3 Property** for brevity.
- II. **WHEREAS** the property measuring 3 Acres 06 Guntas (excluding 02 Guntas Kharab) in **Sy.No.86/1** (of which Item No. 1 of the Schedule Property is a part of) originally belonged to Smt. Lakshmikka, W/o. Chikkathayappa, she having acquired the same through registered Sale Deed dated 02.05.1943, registered as document No.1722/42-43 of Book I, Volume No.506, at pages 100-101 in the Office of the Sub-Registrar, Anekal and subsequently the said Smt. Lakshmikka, W/o. Chikkathayappa along with her brother Sri. Uddandappa S/o. Late Sri. Perumaiah sold the same to Smt. Sandamma W/o. Sri. C.G. Munshami (the Lessor at Sl.No.1 herein), vide sale deed dated 22.10.1983, registered as document No.1064/1983-1984 of Book I, Volume 1363, Page 20-23 in the Office of the Sub-Registrar, Anekal and Smt. Sandamma name was mutated in revenue records i.e. MR No.11/1988-89.
- III. **WHEREAS** the property measuring 32 Guntas in **Sy.No.88/2** (of which Item No. 2 of the Schedule Property is a part of) originally belonged to Sri. B.J Praveen S/o Jogalah, he having acquired the same through a Sale Deed dated 29.09.2003, registered as document No.7591/03-04 of Book 1, stored in CD No. ANKLSR 41/2003-04 in the office of the Sub Registrar, Anekal and subsequently the said Sri. B.J.Praveen sold the same to Sri.C.M.Manjunath S/o. C.G.Munshami (the Lessor at Sl.No. 2 herein) vide Sale Deed dated 26.06.2006, registered as document No.13281/06-07 of Book 1, stored in CD No. ANKD 141, registered on 19.07.2006 in the office of the Sub Registrar, Anekal and his name is mutated in revenue records i.e. MR No.20/2006-07.
- IV. **WHEREAS** the property measuring 10.5 Guntas in **Sy.No.89/2 (old Sy No.89)** (of which Item No. 3 of the Schedule Property is a part of) originally belonged to Sri. B.J Praveen S/o Jogalah, he having acquired the same through sale deed dated 14.11.2003, registered as document

 1 Smt. Sandamma	 2. Sri. C.M. Manjunath	 2a. Smt. D. L Chandrika	 2b. Sri. Varun Chambenahalli Manjunath
 2c. Sri. C.M. Rachitha, Rep. by C.M. Manjunath	 3 Sri. C.M. Subramani	 3s. Sri. Sunil C.S	 3b. Ms. Spoorthy C.S
NVT Quality Educational Trust  (Trustee- Sri. Nalin Garg)			

3	Mr . Sunil C S . S/o C M Subramani, 31, Resident of: , Chambenahalli Village, Sarjapura Hobli, , Anekal, BENGALURU URBAN, KARNATAKA - 562125 (Executant)		 Left Thumb	<i>Sunil C.S</i>
4	Kumari .Spoorthi C S . D/o C M Subramani, 27, Resident of: , Chambenahalli Village, Sarjapura Hobli, , Anekal, BENGALURU URBAN, KARNATAKA - 562125 (Executant)		 Left Thumb	<i>Spoorthi C.S</i>
5	Mr .Varun Chambenahalli Manjunath . S/o Sri.C M Manjunath , 19, Resident of: , Chambenahalli village Sarjapura Hobli, Anekal, BENGALURU URBAN, KARNATAKA - 562125 (Executant)		 Left Thumb	<i>Varun .C.M</i>
6	Mrs .Sandamma . W/o Late Sri C G Munishami , 79, Resident of: , Chambenahalli Village, Sarjapura Hobli, , Anekal, BENGALURU URBAN, KARNATAKA - 562125 (Executant)		 Left Thumb	<i>LTM</i>
7	Mr .C M Manjunath S/o Late C G Munishami for Self & Minor Guardian for C M Rachitha . D/o C M Manjunath 48, Resident of: , Chambenahalli Village, Sarjapura Hobli, Anekal, BENGALURU URBAN, KARNATAKA - 562125 (Executant)		 Left Thumb	<i>Manu.</i>
8	Mrs .C L Chandrika . W/o Sri C M Manjunath, 40, Resident of: , Chambenahalli Village, Sarjapura Hobli, , Anekal, BENGALURU URBAN, KARNATAKA - 562125 (Executant)		 Left Thumb	<i>c.l.chandrika</i>

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	Ananth S/o Srinivas (Identifier)	T C Halli Village, Sarjapura hobli, Anekal, BENGALURU URBAN, KARNATAKA - 562125	<i>Al3 Sai</i>
2	Shashikumar S/o Rajappa (Identifier)	Devangundi ,Hosakote, Hosakote, BENGALURU KURAL, KARNATAKA - 562016	<i>shash</i>

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ಉಪನಿರ್ದೇಶಕರಾದ
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ಉಪನಿರ್ದೇಶಕರಾದ

No.9521/03-04 of Book 1, stored in CD No. ANKL.SR 46/03-04 in the office of the Sub Registrar, Anekal and subsequently the said Sri. B.J.Praveen sold the same to Sri.C.M.Subramani S/o. C.G.Munshami (the Lessor at SI.No.3 herein) through Sale Deed dated 26.06.2006, registered as document No.16018/06-07 of Book 1, stored in CD No. ANKD148 in the office of the Sub Registrar, Anekal and his name is mutated in revenue records i.e. MR No.22/2006-07.

V. **WHEREAS**, the Lessors have represented to the Lessee that the Lessors are the absolute owners in possession and enjoyment of the **Item No.1, Item No.2 & Item No.3** totally measuring **2 Acres 33 Guntas** (excluding 1.5 Guntas Kharab), situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru District, which properties are more fully described in Schedule hereunder herein after referred to as the **"Schedule Property"**.

VI. **WHEREAS**, the Lessee is a Public Trust formed under the provisions of the Indian Trust Act, 1882 and is desirous of establishing and operating School/Educational Institutions in and around Bengaluru and other parts of the country and has approached the Lessors for taking on lease the Schedule Property for the purpose of establishment of educational institute, sports facility and hostel with proper infrastructure and amenities/ any other activity as required by the Lessee, on the Schedule Property for a period of at least 30 years and the Lessors have offered to give on lease the Schedule Property.

VII. **AND WHEREAS** on assurance and representation made by the Lessor in the interest of rights and title and ownership acquired by him on the Schedule Properties settled with him, and the Lessee representing its public trust formed under the provision of Indian Trust Act, 1882 and it is desirous of establishing its activities over the Schedule Properties for its needs and necessities, and accordingly the Lessee has approached the Lessor, and the Lessor had accepted for giving the Schedule Property for lease and executed Lease Deed dated 12.09.2022 in favour of Lessee, Reg.Doc.No.SRJ-1-04965-2022-23, stored in CD No SRJD1203, before the Sub-Registrar, Basavanagudi (Sarjapura) (herein after referred to as **"Principal Lease Deed"**) for a period of 25 years with respect to the Schedule Property as agreed terms and conditions mentioned therein.

VIII. Now Both Parties hereby desire to further extend the term of the lease for the period of **30 (Thirty) years** as set out below, Hence the parties herein have mutually agreed to enter into this Supplementary Agreement to Lease Deed as agreed in writing on the following terms and conditions:

1 Smt. Sandamma	2 Sri. C.M. Manjunath	2a. Smt. D. L Chandrika	2b. Sri. Varun Chambenahalli Manjunath
2c. Kum. C.M. Rachitha, Rep. by C.M. Manjunath	3. Sri. C. M. Subramani	3a. Sri. Sunil. C S	3b. Ms. Spoorthy. C S
NVT Quality Educational Trust (Trustee- Sri. Nitin Sarda)			

8...ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ...-6703 &
2023-2024

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು

ನಂಬರ್ SRJ-1-06703-2023-24 ಆಗಿ

ದಿನಾಂಕ 25/10/2023 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ

ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ 25/10/23

ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ರಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಇಸವನೂರು ನೋಂದಣಿ ಜಿಲ್ಲೆ.

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

1. The Lessor/s and the Lessee herein have agreed to extend the lease term for the period of **30 (Thirty) years** commencing and effective from execution of this Supplementary Agreement to Lease Deed from **25.10.2023 to 25.10.2053**.
2. Except for the changes aforementioned all the other terms and conditions of the Principal Lease Deed dated 12.09.2022 Reg.Doc.No.SRJ-1-04965-2022-23, stored in CD No.SRJD1203, before the Sub-Registrar, Basavanagudi (Sarjapura) shall remain unaltered and this Supplementary Agreement to the Lease Deed shall be read as part and parcel of the Principal Lease Deed.

SCHEDULE PROPERTY

ITEM NO. 1

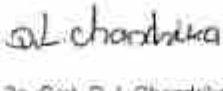
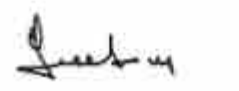
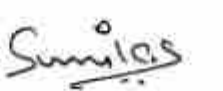
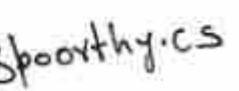
ALL THAT PIECE AND PARCEL of land in **Sy.No.86/1**, measuring **2 Acres 06.5 Guntas** (excluding 1.5 Guntas Kharab) out of 3 Acres 6 Guntas(excluding 2 Guntas Kharab) situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District and bounded on:

East by : Property bearing Sy.No.86/2;
West by : Remaining Portion of Sy.No.86/1;
North by : Land bearing Sy.No.88/2 and Land bearing Sy.No.83; and
South by : Nala;

ITEM NO.2

ALL THAT PIECE AND PARCEL of land in **Sy.No.88/2 (Old Sy.No.88)**, measuring **24 Guntas**, out of 32 Guntas , situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District and bounded on:

East by : Property bearing Sy.No.83;
West by : Remaining Portion of Sy.No.88/2;
North by : Land bearing Sy.No.89/2 and Road; and
South by : Land bearing Sy.No.86/1;

 1.Smt. Sandamma	 2. Sri. C.M. Manjunath	 2a. Smt. D. L Chandrika	 2b. Sri. Varun Chambenahalli Manjunath
 2c. Kurn. C.M. Rachitha Rep. by C.M. Manjunath	 3. Sri. C. M. Subramani	 3s. Sri. Sunil C.S	 3b. Ms. Spoorthy C.S
NVT Quality Educational Trust  (Trusted Sri. Ntn. Dora)			

ITEM NO.3

ALL THAT PIECE AND PARCEL of portion of the land in **Sy.No.89/2 (old Sy No.89)**, measuring **2.5 Guntas**, out of 10.5 Guntas, situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District and bounded on:

East by : Road and Sy.No.83;
West by : Remaining Portion of Sy No.89/2;
North by : Road; and
South by : Land bearing Sy.No.88/2;

IN WITNESS WHEREOF THE PARTIES HERETO HAVE AFFIXED THEIR SIGNATURES TO THIS SUPPLEMENTARY AGREEMENT TO THE LEASE DEED ON THE DAY, MONTH AND YEAR WRITTEN ABOVE IN THE PRESENCE OF THE UNDER SIGNED WITNESSES.

WITNESSES

1. *At Sai*
S. Ananth Kumar of Sarjapura
T.C. Halli Village
Sarjapura (w.) Anekal Taluk
Bengaluru - 25
2. *Shah*
#07 Devangur Village
Hosur Taluk
Bengaluru - 560067

Drafted by:

Drafted by: *Devenandhi*
DAYANANDHI. K
Advocate
Bengaluru, Karnataka
Domiciled in Bengaluru, Karnataka

1. Smt. Sandamma	2. Sri. C.M. Manjunath	2a. Smt. D. L. Chandrika	2b. Sri. Varun Chambenahalli Manjunath
2c. Kurn. C.M. Rachitha, Rep. by C.M. Manjunath	3. Sri. C.M. Subramani	3a. Sri. Sunil. C.S	3b. Ms. Spoorthy. C.S
NVT Quality Educational Trust (Trustee: Sri. Nitin Garg)			