

TABLE OF CONTENTS

| S.No | Plot No | Location | Title Deed No | Acres | Pg No |
|-------|--|--|---|----------------|------------|
| 1 | Sy No. 88, 89 | Main Campus 88, Chembanahalli,, Near Dommasandra Circle, Sarjapur Road, Dommasandra, Bengaluru, Karnataka 562125 | 1a. 936/12/13 dated 17/05/2012 1b. BK1 121 2011-12 dated 08/04/2011 1c. 3011/11-12 dated 19/09/2011 1d. BK1 933 2012-13 dated 17/05/2012 1e. SJR 1 4965 Dated 12th Sep 2022 and BK- 1/6703/23-23 dated 25.10.2023 | 4.8495 | 2 |
| 2 | Sy No 24, 200/1, 201/1, 201/2, 194/2, 194/6, 194/7 | Constituent Campus 1: Balagere Gunjuru Village, Varthur Hobli, Bangalore East Taluk | BK I 8622/2022-23 dated 01.12.2022 | 7.54 | 102 |
| 3 | Sy No 8/1 | Constituent Campus 2: Chikkanahalli Village, Varthur Hobli Bangalore East Taluka | BKIV 9063/2020-21 dated 26.03.2021 | 2.71 | 140 |
| 4 | Sy No. 71/5, 71/6, 71/7, 71/8 | Faculty Quarters: Halasahalli Tippasandra Village, Sajapura Hobli, Anekal Taluk, Bengarulu | BK IV-385/25-26 | 5.775 | 170 |
| Total | | | | 20.8745 | |

| | | | | | |
|---|----------------|------------------|--|-----------|------------|
| 5 | Future Plan | KWIN CITY | MoU with the Government of Karnataka on 7th February 2025 | 50 | 188 |
|---|----------------|------------------|--|-----------|------------|

DECLARATION

That **NVT Quality Educational Trust**, having its registered office at Sy. No. 88, Chembanahalli, Near Dommasandra Circle, Sarjapur Road, Bangalore—562125, Karnataka, India, is an Public Charitable Trust for imparting quality education having formed on 25.03.2011 with the objective to establish and run educational institutions, Research Centres and all or any Educational Institutions in order to spread education in all its forms both in the Urban and Rural areas and has excellent education track record with the formation of Management Institution approved by AICTE and also higher education institutions recognized by State University and affiliated to Bangalore University.

That NPS-NVT Institute of Advanced Technological Studies has made an application vide dated 27.10.2023, for the formation of Deemed to be University under Distinct Category with a focus on Defence and Advanced Technology through trusts as sponsoring bodies namely, **1) NVT Quality Educational Trust**, **2) KG and S Quality Educational Trust**, and **3) KG and S School Trust** all based in Bangalore.

That the applicant cluster of the three sponsoring bodies namely, **1) NVT Quality Educational Trust** having its registered office at Sy. No. 88, Chembanahalli, Near Dommasandra Circle, Sarjapur Road, Bangalore—562125, **2) KG and S Quality Educational Trust**, having its office at CAP 1, EOIZ, Export Promotion Industrial Park, Whitefield, Bangalore- 560 066, Karnataka, India and **3) KG and S School Trust**, having its office at CAP 1, EOIZ, Export Promotion Industrial Park, Whitefield, Bangalore- 560 066, Karnataka, India are the sponsoring bodies as defined under para 2(29) of the UGC (Institutions Deemed to be Universities) Regulations 2023. The cluster of three sponsoring bodies as referred to above have the same members as trustees and registered offices and have formed a new trust in the name of the proposed Deemed to be university namely, NPS-NVT Institute of Advanced Technological Studies as mandated under para 7(2) of the UGC Regulations.



That the NVT Quality Educational Trust, has been in exclusive possession and enjoyment of land measuring 4.85 Acres and in which 4.45 Acres is converted for educational purpose and the remaining is open area. The entire area of 4.85 Acres has been earmarked/reserved for the establishment of Deemed to be University.

That the NVT Quality Educational Trust, has with effect from 21.03.2025 a Fixed deposit amount of Rs 27,00,00,000/- (Rupees Twenty Seven Crores Only) in its Account No.21650300013650, at Federal Bank, Dommasandra (Bangalore East) Branch and same shall be exclusively used towards the infrastructure development, operation and expenses of the proposed Deemed to be university namely, NPS-NVT Institute of Advanced Technological Studies.

The above assets shall be made available without any rental or other such charges and shall not be leased or otherwise disposed off without the prior permission of the UGC and all expansion in the future shall be undertaken by NPS-NVT Institute of Advanced Technological Studies, the trust exclusively established for the Deemed to be University.

That this declaration/affidavit is true, that it conceals nothing, and that no part of it is false.

DATED: 02.07.2025



SWORN TO BEFORE ME
[Signature]
J. ANAND KUMAR, B.Com., LL.B.
ADVOCATE & NOTARY
GOVT. OF INDIA
No. 2, Ananda Nilaya, Vinobhanagar,
H. Siddaiah Road, Bangalore-560027.

Deponents:

NVT Quality Educational Trust

(Trustees)

[Signature]
(1) Pallavi Jain Garg

[Signature]
(2) Nitin Garg

[Signature]
(3) Shikha Jain

GOVT. OF KARNATAKA
HAS DISCONTINUED THE
USE OF STAMPS W.E.F. 1-4-2003

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/-

S.N.E.I.U.S.I.P.S.L.No. 936/12/13

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು | Consisting Total Sheet
This sheet can be used for any document Total 1-14 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಿನದ 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. 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

M. G. I

B.N.G.(U) S.J.P.S.I.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 ಖಾತೆ ಆಡಳಿತ | 273320.00 | State Bank of India White Field Branch Bangalore P.O.No. 519450 dt: 17/05/2012 |
| ಇತರ ಬ್ಯಾಂಕ್ ಖಾತೆ ಆಡಳಿತ | 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 : ಸರ್ಕಾರಪುರ

ದಿನಾಂಕ : 17/05/2012


ಅಧ್ಯಕ್ಷರು ಮತ್ತು ಯುಜಿ ಆರ್ ಆರ್
ಹಿರಿಯ ಅಧಿಕಾರಿಗಳ ಕಛೇರಿ
(ಸರ್ಕಾರಪುರ)
ಸರ್ಕಾರಪುರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

B.N.G.(U) S.I.P.S.I.No. 936/1B

Book / Consisting Total Sheets..... 9

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು

This sheet can be used for any document Total 3-14 Pages

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,

Mr C I
K. C. Ganga

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

Book Consisting of 14 pages

Total 14 pages

5



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

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 936

ಸರ್ಕಾರ ಪ್ರಕಟಣೆ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಹುವೆವಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 17-05-2012 ರಂದು 04:01:07 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ | ರೂ. ವೆ. |
|-------------|----------------|----------|
| 1 | ನೋಂದಣಿ ಶುಲ್ಕ | 72570.00 |
| 2 | ಸೇವಾ ಶುಲ್ಕ | 390.00 |
| 3 | ಪರಿಶೋಧನಾ ಶುಲ್ಕ | 70.00 |
| | ಒಟ್ಟು : | 73030.00 |

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

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

ಸಹಿ ರಚಿಸುತ್ತಾ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ

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) | | | <u>K. G. Garg</u> |

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 21/-

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಳಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

Consisting Total Sheets.....

Total 5-14 Pages

ದಾಖಲೆಯನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
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/s

B.M.G.(R) S.I.P.S.I No. 936/12/13
Book / Consisting Total Sheets 4
Total 6-14 Pages

4

| | | | | |
|---|---|---|--|--------------|
| 2 | <p>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 Guardlan for Anusha & Sawbhagya, Geetha, Mr. Papamma Rep by their GPA Holder Mr.Nitin Garg</p> <p>(ಎರಡುಹೀರಿನವರು)</p> |  |  | <p>M.G.I</p> |
|---|---|---|--|--------------|


ಹಿರಿಯ ಉಪನಿರೀಕ್ಷಕಾಧಿಕಾರಿ
ಸರ್ಕಾರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

S.R.No. S.J.P.S.L.No. 936/1/12

Book / Consisting Total Sheets 9

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು

This sheet can be used for any document total 7-14 Pages

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

Mr. C. G.
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 G

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೋ | ಹೆಚ್ಚುವರಿ 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) (ಏಕೈಕಗುರುತು) |  |  | M-G-L |
| 4 | Mrs. Gowamma, Mrs. Shanthamma, Mrs. Nanjamma, Mrs. Rathnamma, Mrs. Yallamma, Mrs. Shobha Rep by their GPA Holder Mr.Nitin Garg S/o. K.G. Garg (ಏಕೈಕಗುರುತು) |  |  | M-G-L |

B.N.G.(U) S.J.P.S.L.No. 936/12/13
 Book / Consisting Total Sheets 9
 Total 8-14 Pages


 ಸಹಿ ರಚಿಸಿದ
 ಹಿರಿಯ ಉಪನಿರೀಕ್ಷಕಾಧಿಕಾರಿ
 ಸರ್ಕಾರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

Consisting Total Sheets: 9
Total 9-14 Pages

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಳಿಗೆ ಉಪಯೋಗಿಸಲು ಸಾಧ್ಯವಿದೆ
This sheet can be used for any document

ದಾಖಲೆಯನ್ನು ಬರೆಯುವುದಿನ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ 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

Nitin

Handwritten signature/initials on the right margin.

Vertical handwritten text on the left margin.

ಗುರುತಿಸುವವರು

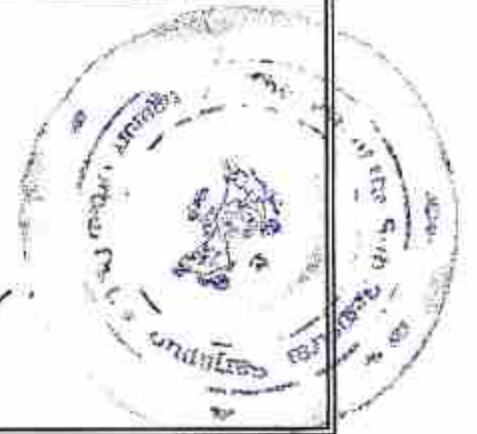
B.M.G.(U) S.J.P.S.I.No. 936/12/10
Book / Consisting Total Sheets 9
Total 10-14 Pages

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

[Signature]
ಸಹಿ ರಚಿಸಿದ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ SRJ-1-00936-2012-13 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ SRJD101 ನೇ ಪುಸ್ತಕ
ದಿನಾಂಕ 17-05-2012 ರಂದು ಮೊದಲಾಯಿತಾಗಿದೆ.



[Signature] 17/5/2012
ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಹುವಕುಡಿ (ಸರ್ಕಾರ)

Designed and Developed by C-DAC, ACTS, Pune

ಎಸ್.ಆರ್. ವಸಂತ ಕುಮಾರ್
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

R.N.G.H.S.J.P.S.L.No. 936/12

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

Containing Total Sheets 9

Total 11-14 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆಯತೊಟ್ಟ 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. **LAKSHIMAN** 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

AGI



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಟೆ : ರೂ. ೨/-

೧೨-೧೪
೧೩೬/೧

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

Consistency Total Sheets
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 Group 1 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:-

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

K. G. Gang

M. G. L.

ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನೋಮು 2003
ರೀಡಂಟ್ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಜಿಲ್ಲೆ : ರಾಜೀವಿ
R.S.O./U.S./P.S.L.No. 936/19

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಅಳವಡಿಸಲು/ಅವಹಿಸಲು
This sheet can be used for any document Total 13-14 Pages

ದಾಖಲೆಯನ್ನು ಬರೆದುದಿನದ ದಿನಾಂಕ
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.

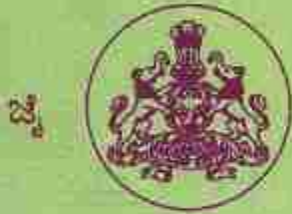
SCHEDULE PROPERTY

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;

K. G. Gang



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು. / Consisting Total Sheets 9
This sheet can be used for any document. Total 14-14 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದದ್ದು ದಿನಾಂಕ
Date of execution

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

South by: Survey No. 87/1;

Item No.2 :

M.G.

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

K.G. Gang

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. *9300*
1-V
T.V. Babu s/o M. Venkataswamy
T.C. Halli (Village)
Dommalandra (Post)

M.G.
SELLORS
(represented by their registered Power of Attorney Holder)

2. *A.*
S. Ananthkumar s/o M. Srinivas
T. Challi
Dommalandra

M.G.
CONFIRMING PARTY

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.

(R. C. ANANDAPPA L.M.)

K.G. Gang
PURCHASER



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

N.O./U/S.J.P.S.L No. 121/11/10
Consisting Total Sheets - 10
Pages

ದಾಖಲೆಯನ್ನು ಬರೆಯಲಾಗಿದ್ದ 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,

Mr G
K. G. Gang

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

Mr G

ಶ್ರೀ N.G.(U) S.J.P S.L No. 10/11/11
Consisting Total Sheets 10
Total 08-20 Pages



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೊದಲನೇ 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 |
|--------------------|-------------|---|
| ವಾಗದು 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


ಕುಲಸಚಿವರು (ಮುದ್ರಾಂಕ ಇಲಾಖೆ)
ಸರ್ಕಾರ ಪ್ರೆ
ಆನೇಕಲ್ ತಾಲೂಕು

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುನೋ.ಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಮೊ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಶ್ರೀ M. G. (U) S J.P. S.L. 1/10

Consisting Total Sheets 10

Total 03-00 Panna

ದಸ್ತಾವೇಜನ್ನು ವರದಿಮಾಡಿದ 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

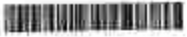
2D. Mrs. RAJAMMA, aged about 49 years
D/o late Mr. Nanjappa

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. T.



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

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-105

ಸೆಬ್ ರಚನಾ ರ ಸರ್ಕಾರವು ರ ವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 08-04-2011 ರಂದು 01:47:12 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕುಲ್ಯದೊಂದಿಗೆ

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

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

| ಹೆಸರು | ಫೋಟೋ | ಹಸ್ತಚಿಹ್ನೆ ಗುರುತು | ಸಹಿ |
|---|------|-------------------|------------------|
| ಶ್ರೀ M/s NVT Quality Educational Trust Rep by its Chairman K.G. Garg | | | <u>K. G Garg</u> |

ಸೆಬ್ ರಚನಾ ರ
 ರಿಜಿಸ್ಟ್ರಾರ್
 ಸರ್ಕಾರ
 ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೋ | ಹಸ್ತಚಿಹ್ನೆ ಗುರುತು | ಸಹಿ |
|-------------|---|------|-------------------|------------------|
| 1 | M/s NVT Quality Educational Trust Rep by its Chairman K.G. Garg (ಬರೆದುಕೊಂಡವರು) | | | <u>K. G Garg</u> |
| 2 | Mr. C.M. Subramani, Moahamma. Chinnappa, Rajamma, Ramesha, Manjula, Prema, 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) | | | <u>Mr G</u> |

ಸೆಬ್ ರಚನಾ ರ
 ಸರ್ಕಾರ
 ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಚಿತ್ರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಕಾರ್ಯನಿರ್ವಹಿಸಲು
This sheet can be used for any document

N.G./U/S.J.P.S.L 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. J.

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೋ | ಹೆಚ್ಚಿನ 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 (ಬರೆಯಬೇಡಿ) |  |  |  |

M.G. (U) S.J.P.S.L. No. 100/11/20
 Consisting Total Sheets 100
 Total 100 Pages


 ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
 ಸರ್ಕಾರಿ
 ಇನ್‌ಫರ್ಮೇಷನ್ ತಾಂತ್ರಿಕ

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ. 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

ಬೆಲೆ : ರೂ. 2/-

ಶ.ನ.ಗ.(ಬಿ) ಸ.ಜಿ.ಪಿ.ಸಿ.ಲಿ.ನಂ. 10/1/10

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು. *Consisting Total Sheet*
This sheet can be used for any document.

07-00 Page

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. 12/11/10

Consisting Total Sheets 16

Total 08-00 Pages

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು ಮತ್ತು ವಿಳಾಸ | ಸಹಿ |
|-------------|---|---------------------------|
| 1 | Babu T V S/o M Venkataswamy T C Hall Village, Sarjapura hobli, Anekal tq | <u>9500</u> <u>T.V</u> |
| 2 | Chandru S/o Ranganatha Rao #406, Motati Meadows, Nagavara Palya, Bangalore | <u>Chandru</u> |

[Signature]
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

[Signature]
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

[Signature]
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ



Designed and Developed by C-DAC, ACTS, Pune

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಚಿತ್ರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
This sheet can be used for any document

ಶ್ರೀ N.G.(U) S.J.P.S.L. K...
Consisting Total Sheets
Total 09 - 01 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಿನದ ದಿನಾಂಕ
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 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
Document Sheet

ಚಿತ್ರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಜೆ : ರೂ. 2/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

U.N.G./U.S.J.P.S.L. No. 10/11
Consisting Total Sheets 10
Pages

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

ಚಿತ್ರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

N.G.(U) S.J.P.S.L No. 101/14

Subsisting Total Sheets 100

Pages

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 ಹಾಕಿಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧಿಕಾರ ಸಂಖ್ಯೆ ಕೋ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕಿ
Document Sheet

ಚಿಹ್ನೆ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

N.G.(U) S.J.P.S.L. No. 101/11/11
Consisting Total Sheets
Pages

ದಸ್ತಾವೇಜನ್ನು ಬರಮಾಡಿಕೊಳ್ಳಿ ದಿನಾಂಕ
Date of execution

ಉಪಜಮಾನಿಸಿದ 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 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,
- 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. G. I.

ಚಿತ್ರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document.

V.M.G.(U) S.J.P.S.L. No. 1021/10

Consisting Total Sheets

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಕ್ಕಿಟ್ಟು ದಿನಾಂಕ
Date of execution

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

Total 13.00

Paper

- 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.G. Gang

Mr. A

ಚಿತ್ರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

N.G./U/S.J.P.S.I. No. 10/11/10

Consisting Total Sheets 10

Total Rs. 20/-

ದಸ್ತಾವೇಜನ್ನು ಐದನೇ ತಿಂಗಳಲ್ಲಿ 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 ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧಿಕಾರ ಸಂಖ್ಯೆ ಕರ್ 152 ಬಯೋಮೆಟ್ರಿಕ್ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet

ಚಿಹ್ನೆ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದು
This sheet can be used for any document

ಶ್ರೀ M.G.(U) S.J.P.S.L. N. 12/1/11

Consisting Total Sheets

15-00 Pages

ದಾಖಲೆಯನ್ನು ಬರೆಯುವ 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

ಪೆಜೆ : ರೂ. 2/-

ಈ ಪಾಲೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

N.G. (U) S.J.P.S.L. No. 10/1/11

Assisting 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.

K. G. Rang

Mr. C

ಚಿತ್ರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಲು ಸಾಧ್ಯವು
This sheet can be used for any document

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

Consisting Total Sheets

Total 1700 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ 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. G. I.

ಚಿತ್ರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

N.G.(U) S.J.P.S.L No. 10/1/10

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
This sheet can be used for any document

Consisting Total Sheets

Total 18-00 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆಯುವುದು ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು 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;

K. G. Gang

M. G. 1

ಚಿತ್ರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚಿಲೆ : ರೂ. 2/-

v N.G.(U) S.J.P.S.I. No. 10/11/11

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದಾಗಿದೆ
This sheet can be used for any document

Consisting Total Sheets 10
Total 19-00 Pages

ದಸ್ತಾವೇಜನ್ನು ಐರದಾರುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ 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.

ಚಿತ್ರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
This sheet can be used for any document

U.N.G.(U) S.J.P.S.L. No. 100/10

Consisting Total Sheets

Total Pages

ದಸ್ತಾವೇಜನ್ನು ಬರವುಕೊಟ್ಟ 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. [Signature]
T. V. Babu & P. M. Venkataswamy
T.C. Halli village
Sommasandra (Post)
Anekal T-ki

[Signature]

SELLORS

(represented by their registered Power of Attorney Holder)

2. [Signature]
No 406, Moti Meadows
Nagavarapalya
Kulga

[Signature]

PURCHASER

[Signature]
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 ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ 152 ಮುನ್ಸೂಚನೆಯು 2003
ದಿನಾಂಕ 09-01-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಪಾಳೆ
Document Sheet

ಜಿ.ಎ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಟೆಲೆ : ರೂ. 2/-

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಲು ಸಾಧ್ಯವಿಲ್ಲ
This sheet can be used for any document

3011/11-1
S.J.P.S.L. No.
Remaining Total Sheets 8

ದಾಖಲೆಯನ್ನು ಉಪಯೋಗಿಸಿದ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕದ ಮೊತ್ತ
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,

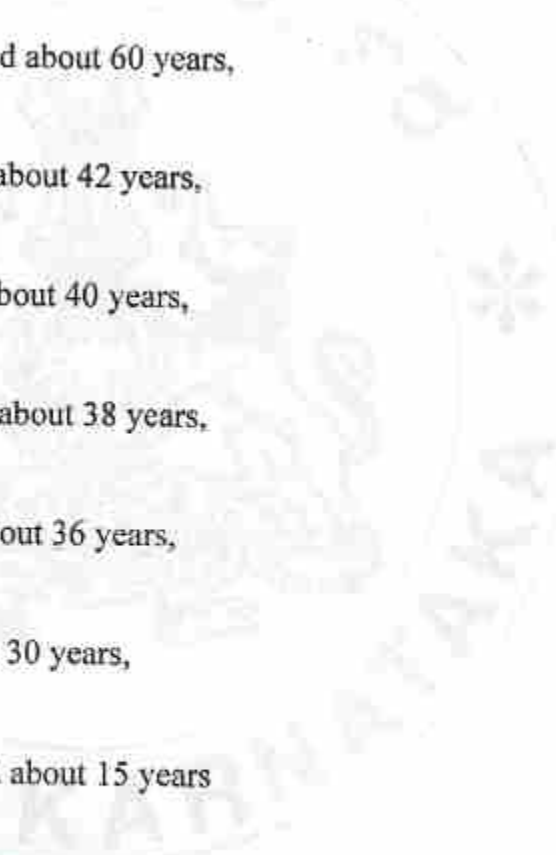
1E. Mr. RAMASWAMY aged about 36 years,
S/o Mr.Muniswamy,

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. G. 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 ನಿಗದಿತ ಮುದ್ರಾಂಕ ತುಲ್ಯವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

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

ಸ್ಥಳ : ಸರ್ಕಾರಪುರ
 ದಿನಾಂಕ : 19/09/2011

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
 ಹಿರಿಯ ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ
 ಸರ್ಕಾರಪುರ
 19/9

ಈ ದಾಖಲೆಯನ್ನು ಪಾಲೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅವಳಿಕೆ ಸಂಖ್ಯೆ ೩೦೧ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003 ರ ಅಡಿಯಲ್ಲಿ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet

ಭೇರಿ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

3011

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

Consisting Total Sheets

Total 3-21 Paper

ದಾಖಲೆಯನ್ನು ಪರಿಷ್ಕರಿಸಿದ ದಿನಾಂಕ
Date of execution

ನಾಣಿಪಾವತು ಪಟ್ಟಿ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Re.

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. Reddy

M. G. I.



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

2011/11-12

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

Consisting

Total 4-11

8-11

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 3011

ಸಿಬ್ಬಿ ಸರ್ಕಾರ ಸರ್ಕಾರದ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 19-09-2011 ರಂದು 01:13:29 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ | ರೂ. ವೆ. |
|-------------|----------------|----------|
| 1 | ಮೊಂದಣಿ ಶುಲ್ಕ | 22670.00 |
| 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 ಅವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

| ಹೆಸರು | ಫೋಟೊ | ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು | ಸಹಿ |
|--|------|----------------------|-------------------|
| ಶ್ರೀ M/s. NVT Quality Educational Trust Rep by Its Chairman Mr. K.G. Garg | | | <u>K. G. Garg</u> |

Handwritten signature
ಶ್ರೀ ರಜೀವ್ ರ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೊ | ಹೆಚ್ಚುತ್ತಿರುವ 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. Muniswamy, Muniyamma, Shnathamma, Kamolamma, Alumelamma, Ramaswamy for Self & Minor Guardian for Pramod & Yamuna, Padma, Prabhavati, Nagarathnarrima, Muniraju for Self & Minor Guardian for Praveen & Rukumani, Shantamma Rep by their GPA Holder Mr. Nitin Garg S/o, K.G. Garg (ಬರೆದುಕೊಂಡವರು) | | | <u>M. G. I</u> |

Handwritten signature
ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆರೋಪ ಸಂಖ್ಯೆ ೪೦೫ 152 ಮುಖ್ಯೋದ್ಯಮ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಖ್ಯೋದ್ಯಮದಡಿ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

೩೩



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಅನ್ವಯಿಸಬಹುದು S.J.P.S.I. No. 30/11-1
This sheet can be used for any document.

Consisting Total Sheets 8
5-11 Paper

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಿನಾಂಕ, ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ದುಡ್ಡಿನ ಮೊತ್ತ
Total stamp duty paid Rs.

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 M/G

ಈ ದಸ್ತಾವೇಜು ಪಾಲೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆಡಳಿತ ಸಂಖ್ಯೆ ಕೆಂಎ 152 ಮುನ್ಸೂಚನೆಯು 2003
ಜನವರಿ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಪಾಳೆ
Document Sheet

೩೩೦



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

ಈ ಪಾಲೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

N.G.(U) S.J.P.S.L. No. 3011/11

Consisting Total Sheets 8

6-11 Page

ದಸ್ತಾವೇಜನ್ನು ಬರೆಯುವುದಕ್ಕೆ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕ ತುಟ್ಟ 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

ಗುರುತಿಸುವವರು

30/11-12
M.G.(U) S.J.P.S.L. No.
Consisting Total Sheets 8
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 | <u> </u> T.V. |
| 2 | Sandeep S/o Nagaraja Gowda #406, Nagavara Palya, Bangalore | <u> </u> Sandeep |

19/9
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ

I hereby certify that an 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.SRJD65

19/9
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ


1 ನೇ ಪ್ರಸ್ತುತ ದಾಖಲೆ
ನಂಬರ್ SRJ-1-03011-2011-12 ಆಗಿ
ಖ.ಡಿ. ನಂಬರ್ SRJD80 ನೇ ದೃಢ
ದಿನಾಂಕ 19-09-2011 ರಂದು ವೇರಂದಾಯಿಸಲಾಗಿದೆ

19/9/2011
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ



ಈ ದಾಖಲೆಯು ಹಾಗೆಯೇ ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ. 192 ಮುನೀಸರಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಖ್ಯ ಸಲಾಹದ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet

ಭೇ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಉಪಯೋಗಿಸಬಹುದು.
This sheet can be used for any document. N.G.(U) S.J.P.S.L. No. 3011/11
- Unexisting Total Sheets

ದಾಖಲೆಯನ್ನು ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs. 8-11 Panna

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

K. G. Rang

Mr. M

ಈ ದಾಖಲೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಪುನಃನಿಯಮ 2003
ದಿನಾಂಕ 09-05-2003 ರ ಪ್ರಕಾರ ಪರಿಶೀಲಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet

ಭೇ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು. N.G.(U) S.J.P S.L. No.
This sheet can be used for any document.

ದಾಖಲೆಯನ್ನು ಬರೆಯುವ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕ ಮೊತ್ತ
Total stamp duty paid Rs.

Consisting Total Sheets
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

M. G. I

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಭೇದ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಅನ್ವಯಿಸಬಹುದಾಗಿದೆ. (U) S.J.F.S.L. No. ...
This sheet can be used for any document. Consisting Total Sheets 2

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

M. L. I.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಿ.ಎಸ್. ೪೦೯ 153 ಮುನ್ಸೀಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಛೇ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ದಾಖಲೆಗೆ ಬಳಸಲು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಅಡಿಯಡಿಯಿರಬಹುದು.
This sheet can be used for any document.

U/S J.P.S.L. No. 30/11/11

Existing Total Sheets 8

Total 11-11

Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆಯಲಾಗಿದ್ದ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Rs.

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

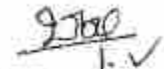
West by: remaining portion in Land bearing Survey No.88, belonging
Mr.Ramaiah, Narayanappa and Shankarappa;

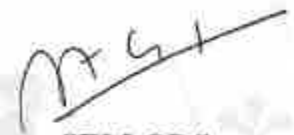
North by: Land bearing Survey No.89;

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 s/o. m. Venkateswamy
T.V. Halli (village)
Bommasaundra (post)



SELLORS

(represented by their registered Power of
Attorney Holder)

2. 
K. G. Gang
Bong 2


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.

BK 933

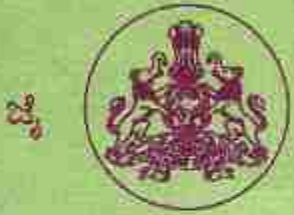
2. 5.1

2012-13

ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆಡಳಿತ ಸಂಸ್ಥೆ ಕಂಪ್ಯೂಟರ್ ಮುಖಾಂತರ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

B.N.G.(U) S.J.P.S.L.No. 933/12-3
07

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document. Consisting Total Sheets: 07
01-10 Pages

ದಾಖಲೆಯನ್ನು ಬರೆದದ್ದಿನ 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. G. I.

Mr. G. I.

K. 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 ಖೆ ಅಡೇರ್ | 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-ಅಧ್ಯಕ್ಷ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು
ಸರ್ಕಾರಪುರ

ಈ ದಾಖಲೆಯು ಹಾಲಿಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ 8ರೇ 152 ಮುಖೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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

933/12

Consisting Total Sheets

07

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಳಿಗೆ ಉಪಯೋಗಿಸಬಹುದು

This sheet can be used for any document

03-10

Pages

ದಾಖಲೆಯನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

2B. Mr. AVINASTH, 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. G. 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 0410 Pages

3

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 933

ಸರ್ಕಾರಿ ಪುಸ್ತಕ ಪ್ರಕಾಶನ ಉಪನಿರ್ದೇಶಕರಾದಿಗಳಿಗೆ ಬಂದವನುಗುಡಿ ದವರ ಕುರಿತು ದಿನಾಂಕ 17-05-2012 ರಂದು 03:41:33 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕುಲ್ಯದೊಂದಿಗೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ | ರೂ. ವೆ. |
|-------------|----------------|----------|
| 1 | ನೋಂದಣಿ ಕುಲ್ಯ | 68610.00 |
| 2 | ನೋಂದಣಿ ಕುಲ್ಯ | 330.00 |
| 3 | ಪರಿಶೋಧನಾ ಕುಲ್ಯ | 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 | ಹಸ್ತಚಿಹ್ನೆ ಗುರುತು | ಸಹಿ |
|--|------|-------------------|-------------------|
| ಶ್ರೀ M/s. NVT Quality Educational Trust., Rep by its Chairman Mr. K.G. Garg | | | <u>K. G. Garg</u> |

K.G. Garg
ಸಹಿ ರಚಿಸಿದ
ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರಾದಿಗಳಿಗೆ
ಸರ್ಕಾರಿ

ಬರೆಯಿಸಿಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

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

K.G. Garg
ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರಾದಿಗಳಿಗೆ
ಸರ್ಕಾರಿ

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಕಡತ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೀಷಣಮು 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. 933/13

Consisting Total Sheets 01

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document. 05-10 Pages

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 DEED WITNESSTH 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

- (i) Mr.Munivenkatappa @ Shikalappa S/o Late Sri.Bolappa,
- (ii) Mr.Yellappa, S/o Late Sri.Bolappa,
- (iii) Mr.Chinnappa and Munivenkatappa both are Sons of Late Sri.Nanjappa, and Grand Sons Late Sri.Bolappa,
- (iv) Mr.Chinnappa, S/o Late Sri.Bolappa;
- (v) 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

K.G. Garg

ಗುರುತಿಸುವವರು

B.M.G.(U) S.J.P.S.L.No. 93B/12-13

Book / Consisting Total Sheets 07

Total 06-10 Pages

ಸಹಿ ರಹಿತವಾಗಿ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ನೋರು ಮತ್ತು ವಿವರ | ಸಹಿ |
|-------------|--|-----|
| 1 | Babu.T.V. S/o. M. Venkataswamy T.C. Hall Village, Sarjapura Hobli, Anekal Tq. Bangalore Dist. | |
| 2 | Ananthakumar S/o. Srinivas T.C. Hall Village, Sarjapura Hobli, Anekal Tq. Bangalore Dist. | |

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸಹಾಯಕರು

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 ಧರಲ್ಲಿ
ದಿನಾಂಕ 17-05-2012 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬರವಣಿಗೆ (ಸಹಾಯಕರು)

17/5/2012

Designed and Developed by C-DAC, ACTS, Pune

ಎಸ್.ಆರ್. ವಸಂತ ಕುಮಾರ್

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಸಹಾಯಕರು



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

B.N.G.M) S.I.P.S.L.No.

933/12

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
This sheet can be used for any document

Existing Total Sheets..... 07

07-10 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದದ್ದು ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ 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/-

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು

Consisting Total Sheets 07

This sheet can be used for any document

08/10 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಿನಾಂಕ
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 Sellar 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 Sellar 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 Sellar 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 Sellar 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 Sellar 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 Sellar 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 sell, 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 1



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 Sheet
This sheet can be used for any document

09-10 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಕ್ಕೂಟ 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/-

N.G. (U) S.J.P.S.E. No. 933/12

Consisting Total Sheets 07

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document 10-10 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆಯುವುದಕ್ಕಾಗಿ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

SCHEDULE PROPERTY

M. G. I.

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

K. G. Garg

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:

| | |
|--|---|
| <p>1. <u>T.V. Babu</u> T.V. Babu s/o. M. Venkateshwaray T.C. Halli (village) Dommasaandra (P.O.)</p> | <p><u>M. G. I.</u> SELLORS (represented by their registered Power of Attorney Holder)</p> |
| <p>2. <u>S. Ananth Kumar</u> S. Ananth Kumar s/o H. Srinivas T.C. Halli Drafted by <u>R. Santhosh Kumar</u> 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.</p> | <p><u>K. G. Garg</u> PURCHASER</p> |

ORIGINAL

ಈ ದಾಖಲೆಯು ಯಾವುದೇ ಉದ್ದೇಶಕ್ಕಾಗಿ
ಸಂಖ್ಯೆ 4(9) ರ ಪ್ರಕಾರವಾಗಿ ಬಳಸಬಹುದು.

ದಾಖಲೆಯ ಪಾಠಿ
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಪೌರಕರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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

ಈ ಪಾಠಿಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

I 4965
22-23.

LEASE DEED

ಈ ದಾಖಲೆಯು... 29... ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ.
ಒಂದನೇ ಪುಟದ ದಾಖಲೆಯ 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 |
| <p>NVT Quality Educational Trust</p>  (Trustee- Sri. Niltin Garg) | | | |

ಪ್ರಾಚಾರ್ಯರ ವ್ಯಕ್ತಿಯ ದಾಖಲೆ 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.Nifin Garg S/o. K.G. Garg .
ಇವರು 615500.00 ರೂಪಾಯಿಗಳನ್ನು ವಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

| ವ್ರತಾರ | ಮೊತ್ತ (ರೂ.) | ತೀರದ ಪಾವತಿಯ ವಿವರ |
|---------|-------------|--|
| ಚಲನ್ | 615000.00 | Challan No CR0922003000301009 Rs.615000/- dated 12/Sep/2022 |
| ಚಲನ್ | 500.00 | Challan No CR0922003000302398 Rs.500/- dated 12/Sep/2022 (ಆತ್ಮ ಸಂಪೂರ್ಣ) |
| ಒಟ್ಟು : | 615500.00 | |

ಸ್ಥಳ : ಸರ್ಕಾರಪುರ

ದಿನಾಂಕ : 12/09/2022



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

ಈ ದಾಖಲೆಯು ಪಾಲಿಯನ್ ಸಂಘದ ಅಧಿಕಾರವು
ಸಂಖ್ಯೆ 3(+)-ರ ಪ್ರಕಾರವು ಮುಕ್ತವಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕಣ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಾಖಲೆಯ ಪಾಳೆ
Document Sheet



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


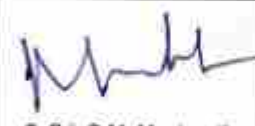
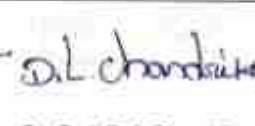

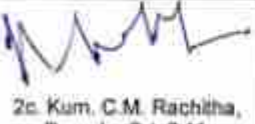
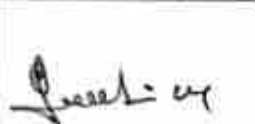

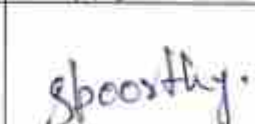
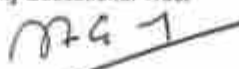
ಈ ಪಾಳಿಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದಾಗಿದೆ
This sheet can be used for any document

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. SPOORTHI 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 Garg) | | | |



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

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ವ್ಯವಹಾರ ಸಂಖ್ಯೆ 4965
2022-23

ದಾಖಲೆ ಸಂಖ್ಯೆ : 4965

ಸರ್ಕಾರದ ದಲ್ಲಿಯವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 12-09-2022 ರಂದು 01:02:06 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ | ರೂ ವೆ |
|-------------|----------------|-----------|
| 1 | ನೋಂದಣಿ 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 ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

| ಹೆಸರು | ಫೋಟೊ | ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು | ಸಹಿ |
|--|------|----------------------|-----|
| ಶ್ರೀ M/S NVT Quality Educational Trust., Rep by its Trustee Mr.Nitin Garg S/o. K.G. Garg | | | |

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೊ | ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು | ಸಹಿ |
|-------------|--|------|----------------------|-----|
| 1 | M/S NVT Quality Educational Trust., Rep by its Trustee Mr.Nitin Garg . ಎಸ್ K.G. Garg (ಬರೆದುಕೊಂಡವರು) | | | |
| 2 | Mrs Sandamma W/o Late C G Munisham) . (ಬರೆದುಕೊಂಡವರು) | | | |

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.



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.








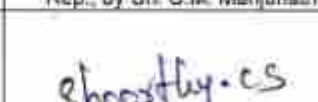
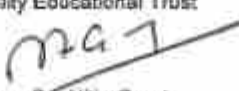
Hereinafter referred to as the "LESSEE", (which expression shall, where the context admits, be deemed to mean and include the Trust, its trustees from time to time, administrators, successors in interest and permitted assignees etc.,) of the **OTHER PART**;









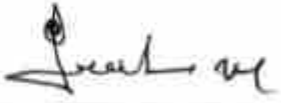






The Lessors and the Lessee shall, wherever the context may so warrant, be hereinafter together referred to as the "Parties" and individually as "Party" as the case may be.

I. 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

257

i

| | | | |
|--|--|---|--|
|  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 | ಹಿನ್ನೆಲೆ ಗುರುತು | ಸಹಿ |
|-------------|---|---|--|---|
| 3 | Mr C M Manjunath S/o Late C G Munishami for Self & Minor Guardian for C M Varun & C M Rachitha . (ಬಡವರ ಹಿತರಕ್ಷಕರು) |  |  |  |
| 4 | Mrs D L Chandrika W/o C M Manjunath . (ಬಡವರ ಹಿತರಕ್ಷಕರು) |  |  |  |
| 5 | Mr C M Subramani S/o Late C G Munishami . (ಬಡವರ ಹಿತರಕ್ಷಕರು) |  |  |  |
| 6 | Mr Sunil C S S/o C M Subramani . (ಬಡವರ ಹಿತರಕ್ಷಕರು) |  |  |  |
| 7 | Miss Spoorthi C S D/o C M Subramani . (ಬಡವರ ಹಿತರಕ್ಷಕರು) |  |  |  |

6 ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ H 965
2022-23

e. 

ಸಹಿ ರಾಜ್ಯಾಡ್ವರ
ಹಿರಿಯ ಅಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಕಛೇರಿ

ಈ ದಾಖಲೆಯು ತಾಲೂಕಿನ ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್ ಆಫೀಸಿನಲ್ಲಿ
ಸಂಖ್ಯೆ 5(8) ರ ಪ್ರಕಾರ ಮುಖ್ಯವಾಗಿರುತ್ತದೆ.

ದಾಖಲೆಯು ತಾಲೂಕಿನಲ್ಲಿ
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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




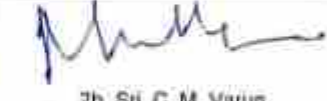

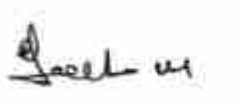

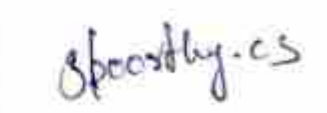
ಈ ದಾಖಲೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು
This sheet can be used for any document

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 Jogaiiah, 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- Sri Nitin Garg)

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು ಮತ್ತು ವಿಳಾಸ | ಹಿ |
|-------------|---|--------|
| 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 ಹಾಜರುಪಡಿಸುವುದು ಅವುಗಳಿಗೆ ಯಾವುದೇ ವ್ಯತ್ಯಾಸವಿರುವುದಿಲ್ಲ

12/09/22

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.




 1 ನೇ ಪುಸ್ತಕ ದಾಖಲೆ ಸಂಖ್ಯೆ
 ಸಂಖ್ಯೆ SRJ-1-04965-2022-23 ಆಗಿ
 ಸಿ.ಡಿ. ಸಂಖ್ಯೆ SRJD1203 ನೇ ದೃಢೀಕರಣ
 ದಿನಾಂಕ 12-09-2022 ರಂದು ನೀಡಲಾಯಿತು.

12/09/2022
 ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಸರ್ಕಾರಿ ಪ್ರಕರಣ)

ಈ ದಾಖಲೆಯು ಪಾಲಿಯನ್ಯು ಯಾನ್ಯು ದಾಖಲೆಯನ್ನು
ಸಂಖ್ಯೆ ೨(೨) ಕ್ಕೆ ಉಪಯುಕ್ತವಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಾಖಲೆಯ ಪಾಳಿ
Document Sheet



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



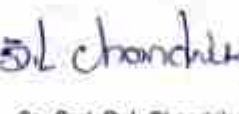
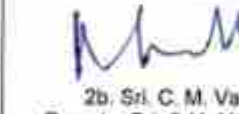
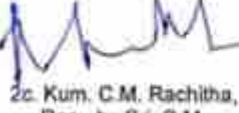
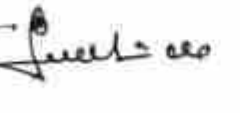


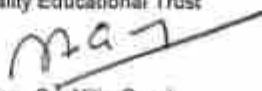
ಈ ಪಾಲಿಯನ್ಯು ಯಾನ್ಯು ದಾಖಲೆಗಾಗಿ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

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 ಅಳವಡಿಸಿ
 ಸಂಖ್ಯೆ 5(9) ನ ಪ್ರಕಾರ ಬಳಸಬೇಕಾಗಿದೆ.

ಪದ್ಧತಿಯ ಹಾಳೆ
 Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
 ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ಪದ್ಧತಿಯಿಗಿಂತಲಿ ಅಳವಡಿಸಬಹುದು
 This sheet can be used for any document









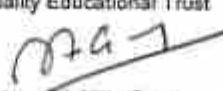
ಬೆಲೆ : ರೂ. 2/-
 (GST EXTRA)

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. Nilin Garg) | | | |

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಸ್ಥೆಯ ಅಧಿಕಾರಿಯಿಂದ
ನಂ. 3(*) ನ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ಸೌಕರ್ಯ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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




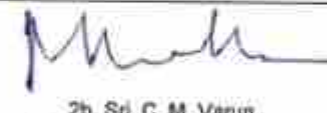

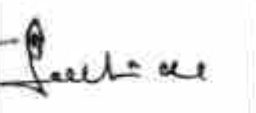


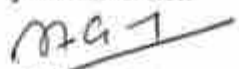
ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಅಂಟಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

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**.

| | | | |
|--|--|--|---|
|  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) | | | |

12...ನೀ ಪುಟದ ದಾಖಲೆ ಸಂಖ್ಯೆ... 2022-23 ✓

ಈ ದಾಖಲೆಯು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅಧೀನದಲ್ಲಿ
ಕಾನೂನುಬಾಹಿರವಾಗಿರುವುದಿಲ್ಲ

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

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






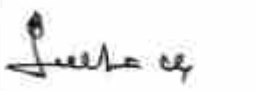


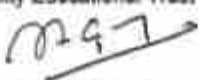
| | | | |
|--|-------------------------------|-------------------------------|---|
| <p>1 Smt. Sandamma</p> | <p>2 Sri. C.M. Manjunath</p> | <p>2a Smt. D. L Chandrika</p> | <p>2b Sri. C. M. Varun, Rep. by Sri. C.M. Manjunath</p> |
| <p>2c Kum. C.M. Rachitha, Rep. by Sri. C.M. Manjunath</p> | <p>3 Sri. C. M. Subramani</p> | <p>3a Sri. Sunil C.S</p> | <p>3b Kum Spoorthi C.S</p> |
| <p style="text-align: center;">NVT Quality Educational Trust</p> <p style="text-align: center;">(Trustee- Sri. Nitin Garg)</p> | | | |



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.

| | | | |
|--|--|---|--|
|  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 ಪಾಲಿಯಸ್ ಮತ್ತು ಉಪದಾಖಲೆಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಬಳಸಲು ಸೂಕ್ತವಾಗಿದೆ.

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.

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಳಿಗೆ ಬಳಸಲು ಸೂಕ್ತವಾಗಿದೆ.
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

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.




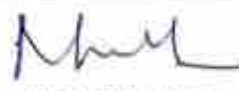
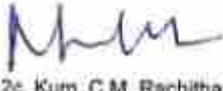
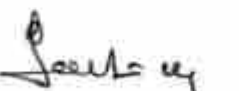

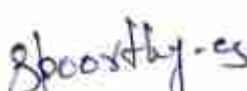
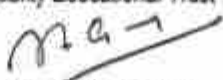
3.2. The responsibility to obtain the required permissions, sanctions, licences and approvals from the competent authorities towards running the activities from time to time and at their costs are that of the Lessee.

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.

| | | | |
|--|--|--|--|
|  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 Spoorthy. C. S |
| NVT Quality Educational Trust  (Trustee- Sri. Nilin Garg) | | | |

ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಸಂಪಾದಿಸಿ ಉಪಯೋಗಿಸಬಹುದು
(ಆಯ್ಕೆ 3(3) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ)

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ






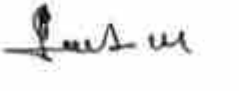


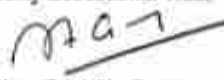


The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

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

ಈ ದಾಖಲೆಯು ಪಾಲುದಾರರ ಸಹಾಯದಿಂದ
ಬರೆಯಲ್ಪಟ್ಟಿದೆ ಮತ್ತು ಸರಿಯಾಗಿದೆ.

ದಾಖಲೆಯ ಪಾಳೆ
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ: ರೂ. 2/-
(GST EXTRA)






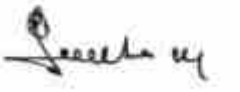

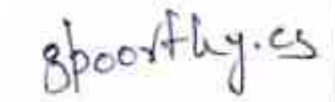
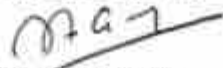
5.1.1.2. Favoring Mr. D.L. Chandrika vide Cheque bearing
No. 105325 for an amount of Rs.40,00,000/- (Rupees
Forty Lakhs Only).

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

| | | | |
|--|--|---|---|
|  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) | | | |

17 ನೇ ವೃತ್ತದ ದಾಖಲೆ ಸಂಖ್ಯೆ 14965 ✓
2021-23

ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಸಂಪೂರ್ಣ ಉಪಯೋಗಿಸಿ
ಕುಪ್ಪೆ 5(9) ನ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಸೌಕರ್ಯ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ


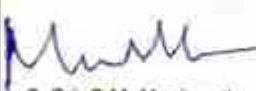
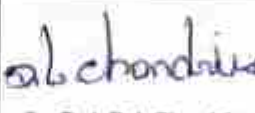


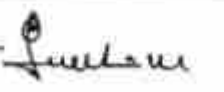

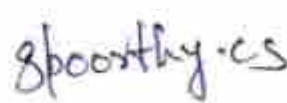
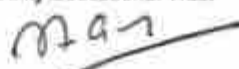


The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

- 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.

| | | | |
|--|--|--|---|
|  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. Nilin Garg) | | | |

ಈ ದಾಖಲೆಗಾಗಿ ಹಾಗೆಯೇ ಇತರದ ಉಪಯೋಗವನ್ನು
ಸಂಖ್ಯೆ 8(9) ರ ಪ್ರಕಾರ ಮನ್ನಾಸಲಾಗಿದೆ.

ದಾಖಲೆಗಾಗಿ ಹಾಗೆ
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ








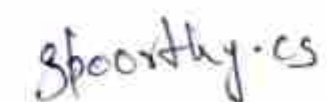
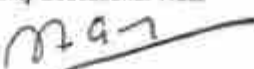


The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಗೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಚೆಲೆ : ರೂ. 2/-
(GST EXTRA)

- 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

| | | | |
|--|--|--|---|
|  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) | | | |






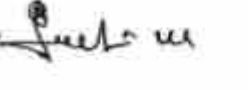

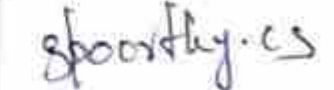
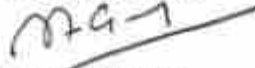


necessary paper/s in respect thereto and shall also authorize the Lessee to take all necessary steps in this regard.

- 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

| | | | |
|--|--|--|---|
|  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 ದಾಖಲೆಗೆ ಪಾಲಿಯನ್ ಕಾಂಪೌಂಡ್ ಅನ್ವಯಿಸುವುದು
ಸಂಖ್ಯೆ 5(+) ರ ಪ್ರಕಾರ ಮುಕ್ತವಾಗಿದೆ.

ದಾಖಲೆಗೆ ಪಾಲಿ
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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









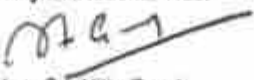
ಈ ಪಾಲಿಯನ್ ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

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

| | | | |
|--|--|---|--|
|  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 ಪತ್ರವನ್ನು ಹಾಲಿಯನ್ನು ಸಂಘದ ಅಧಿನಿಯಮ ಸಂಖ್ಯೆ 1(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಪತ್ರವನ್ನು ಹಾಲಿ Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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

ಈ ಹಾಲಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ: ರೂ. 2/- (GST EXTRA)




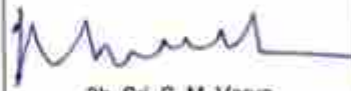

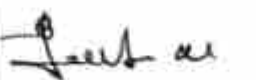


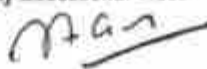
leased under this lease deed, the lessee shall hand over the possession of the schedule property together with structures/buildings constructed by the lessee to the lessors or in the event if the lessee intends to demolish/remove the structure put up by it, then the lessee shall re-construct the existing 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.

| | | | |
|--|---|--|--|
|  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) | | | |



12. Payment of electricity and water charges:




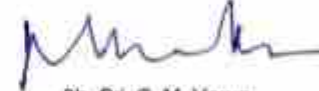

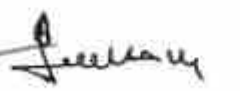

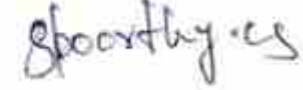
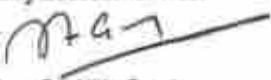
12.1. The Lessee is entitled to secure at its own cost, the required electricity and water supply for successfully running of the activities in the building proposed to be built in the Schedule Property and shall pay and discharge all deposits and amounts required for providing the Schedule Property 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.

| | | | |
|--|--|--|--|
|  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. Nilin Garg) | | | |

ಈ ದಾಖಲೆಗೆ ವಾಣಿಜ್ಯ ಸಂಘದ ಅಧಿಕಾರವು
ಕಡ್ಡಾಯವಾಗಿರುವುದರಿಂದ

ದಾಖಲೆಗೆ
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಸೌಕರವಿಧಿಗಳ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document.

ಬೆಲೆ: ರೂ. 2/-
(GST EXTRA)

14. Indemnity:




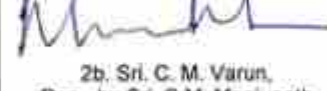




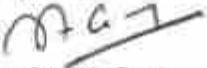
14.1. The Lessors hereby confirms that their title to the Schedule Property is good, marketable and subsisting and that no one else has any right, title, interest or share in the Schedule Property and that the Schedule Property is not subject to any encumbrance, attachments, taxation or acquisition proceedings 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 Garg) | | | |



16. Amendments/ Modification/Variation:




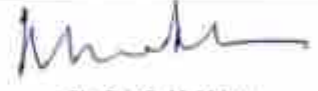

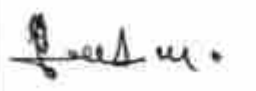

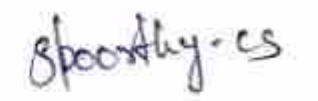
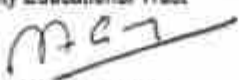
No change, variation or modification of any of the terms and conditions set forth herein shall be valid unless incorporated as an amendment to this Lease Deed, and signed by the duly authorized representatives of both Parties.

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 ದಾಖಲೆಯು ಪಾಲಿಯಸ್, ಸಂಭವ ಉಪಯೋಗ
ಸಂಖ್ಯೆ 4(4) ರ ಪ್ರಕಾರವೆ ಮುದ್ರಿಸಲಾಗಿದೆ.

ದಾಖಲೆಯ ಪಾಲಿ
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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

ಈ ಪಾಲಿಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

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:




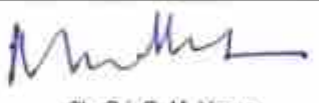




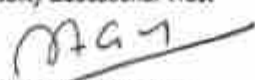
Unless otherwise notified in writing with acknowledgement due, the address for service of notice/correspondence of either the Lessors or Lessee shall be as mentioned in the above in this Lease Deed.

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- Btl. Nitin Garg) | | | |

ಈ ದಾಖಲೆಯು ಕಾನೂನುಬಾಹಿರ ಉದ್ದೇಶಗಳಿಗಾಗಿ
ಪರಿಷ್ಕರಿಸಿದ (ಆ) ದಾಖಲೆಗಳನ್ನು ಸೂಚಿಸುತ್ತದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಾಖಲೆಯ ಪಾಳಿ
Document Sheet



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

ಈ ಪಾಳಿಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

SCHEDULE PROPERTY

ITEM NO. 1


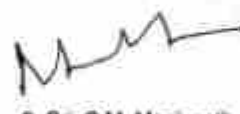
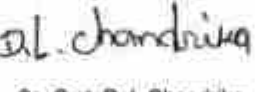
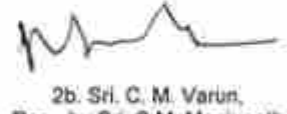
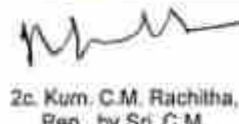


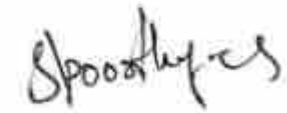
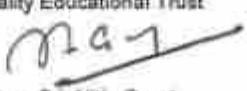
ALL THAT PIECE AND PARCEL of converted for agricultural to non agricultural residential purpose vide conversion order dated: 25-02-2011, vide its No. ALN(A.S)S.R/198/10-11, issued by the Special Deputy Commissioner, Bangalore District, bearing measuring **2 Acres 06 Guntas** (excluding 02 Guntas Kharab) 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 Spoothi. C. S |
| NVT Quality Educational Trust  (Trustee- Sri. Nitin Garg) | | | |



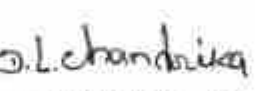
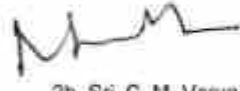



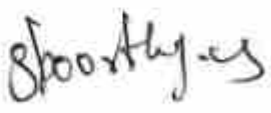
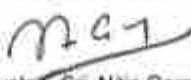
10/12/2022



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. Sandarima |  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) | | | |

12/11/2022
 27/2/2023

ಈ ದಾಖಲೆಯ ಹಾಳೆಯನ್ನು ಸಂಘದ ಅಧಿಕಾರಿಯು
ಸಂಖ್ಯೆ 2(2) 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
This sheet can be used for any document

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 villoge
Sogapur (K)R
Bangalore . 562125



1. Smt. SANDAMMA,

2. Sri. C.M. MANJUNATH,
D.Chandrika

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.
T.V. Ramesh, H.V. Kalyan
T.C. Hali
Dommahalli

KARNATAKA STATE REGISTRATION DEPARTMENT

ಈ ದಾಖಲೆಗೆ ಪಾಲೆಯನ್ನು ಸಂಪೂರ್ಣ ಉಪಯೋಗಿಸಿ
ಒಮ್ಮೆ ಸ(ಸ) ರ ಪ್ರಕಾರ ಬಳಸಬಹುದಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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



ಈ ಪಾಲೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

Spoorthi C.S.
3b. Ms. SPOORTHY C.S.,

(LESSORS/OWNERS)

NVT QUALITY EDUCATIONAL TRUST
(LESSEE)

Nitin Garg
(Represented by Sri. Nitin Garg)

Drafted by:

Murthy K.H.

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

ಇದನ್ನು ಉಪಯೋಗಿಸಿ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಅಲಾಖೆ
ಪ್ರಕೃತಿ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 10742

ಕಛೇರಿ : ಸರ್ಕಾರವುರ

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 ಪ್ರಕೃತಿ - 1 ಪ್ರಕೃತಿ 4965 ಸಂಖ್ಯೆಯ ಪ್ರಕೃತಿ ನೋಂದಣಿಗಾಗಿ

| | ರೂ. ವ್ಯ. | |
|---|----------|--------|
| ದ್ರವ್ಯ ಶುಲ್ಕ | 100.00 | |
| ಒಟ್ಟು : | 100.00 | |
| Rs. 100.00 ಪಾವತಿ ಮೂಲಕ Challan No CR0922003000302398 Rs.100/- dated 12/Sep/2022. | | |
| ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : _____ | + | 0 |
| | ಒಟ್ಟು : | 100.00 |

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಒಂದು ನೂರು)

ಮೂಲಕ ದಾಖಲೆಯನ್ನು 12/09/2022 ದಿನದಂದು ಸ್ವೀಕರಿಸಲಾಗಿದೆ

ಸಹಿ ರಕ್ಷಣಾ ರ ಸರ್ಕಾರವುರ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರವುರ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಕಛೇರಿ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೊಂಡಲೆ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಪ್ರವೃತ್ತಿ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 10741

ಕಛೇರಿ : ಸರ್ಕಾರಿ ವೃದ್ಧ

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 ಪೂರಕ - 1 ಪೂರಕದ 4965 ಸಂಖ್ಯೆಯ ಪತ್ರದ ಮೊಂಡಲೆಗಾಗಿ

ರೂ. ವೆ.

| | |
|----------------|------------------|
| ಮೊಂಡಲೆ ಶುಲ್ಕ | 102500.00 |
| ಸೇವಾ ಶುಲ್ಕ | 1750.00 |
| ಒಟ್ಟು : | 104250.00 |

Rs. 104250.00 ವೆಚ್ಚ ಮೊದಲೆ Challan No CR0922003000301009 Rs. 104250/- dated
12/Sep/2022.

ಸಾಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : _____ + _____ 0

ಒಟ್ಟು : 104250.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಒಂದು ಲಕ್ಷ ನಾಲ್ಕು ಸಾವಿರದ ಎರಡು ನೂರು ಪದವು)

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 12/09/2022 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಮುಕ್ತ ರಚನೆಯ ಸರ್ಕಾರಿ ವೃದ್ಧ

Bk-T
6703
23-24

10
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,
(SI.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 Chambenahalli Manjunath |
|  2c. Kum. C.M. Rachitha, Rep. by C.M. Manjunath |  3. Sri. C. M. Subramani |  3b. Sri. Sunil. C.S |  3b. Ms. Spoorthy. C.S |
| <p>NVT Quality Educational Trust</p>  (Trustee - Sri. N. N. Srinivas)  | | | |

2...ನೀ ಫೈಟರ್ ದ್ರಾವಣ 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



25/10/23
ಉಪ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಸರ್ಕಾರ
ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸರ್ಕಾರ, ಅನೇಕಲ್ ಶಾಖಾಕು,
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 |
| <p>NVT Quality Educational Trust</p>  (Trustee - Sri Nitin Garg) | | | |

4...ನೀ ಘಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ - 6703 4
2021-2024

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

ಸರ್ಕಾರ 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 | ಹೆಚ್ಚಿಸಿದ 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
ಸರ್ಕಾರ
ಉಪನೋಂದಣಾಧಿಕಾರಿಯ
ಕಚೇರಿ, ಅನೇಕಲ್ ವಾಲ್ಮೀಕಿ
ಉಪವೃತ್ತ ನೋಂದಣಿ ಇಲಾಖೆ

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೋ | ಹೆಚ್ಚಿಸಿದ 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 (Executant) |  |  Left Thumb |  |


ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ
ಉಪನೋಂದಣಾಧಿಕಾರಿಯ
ಕಚೇರಿ, ಅನೇಕಲ್ ವಾಲ್ಮೀಕಿ
ಉಪವೃತ್ತ ನೋಂದಣಿ ಇಲಾಖೆ

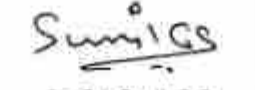
5













ಶ್ರೀ ಮಂಗಳೂರು ಜಿಲ್ಲಾ ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್
2023-2024

J-6703

✓



- 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. Manjunath, 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. N.M. 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 | Sunil C.S |
| 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 | Spoorthi C.S |
| 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 | Varun.C.M |
| 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 | LTM |
| 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 | Manj. |
| 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 | c.l.chandrika |


 ಅನಂತ ಸಂಪತ್ತಿನ ವ್ಯವಸ್ಥೆ ಮಾಡುವ ಸಂದರ್ಭ
 ಉಪನಿರ್ದೇಶಕರು
 ದಾಖಲೆ, ಸರ್ಕಾರಿ ಅಧಿಕಾರಿ
 ಸರ್ಕಾರಿ ನೋಂದಣಿ ಇಲಾಖೆ

ಗುರುತಿಸುವವರು

| SR.No | Identifier Name | Address | ಸಹಿ |
|-------|--------------------------------------|---|---|
| 1 | Ananth S/o Srinivas (Identifier) | T C Halli Village, Sarjapura hobli, Anekal, BENGALURU URBAN, KARNATAKA - 562125 |  |
| 2 | Shashikumar S/o Rajappu (Identifier) | Devangundi ,Hosakote, Hosakote, BENGALURU KURAL, KARNATAKA - 562016 |  |


 ಅನಂತ ಸಂಪತ್ತಿನ ವ್ಯವಸ್ಥೆ ಮಾಡುವ ಸಂದರ್ಭ
 ದಾಖಲೆ, ಸರ್ಕಾರಿ ಅಧಿಕಾರಿ
 ಸರ್ಕಾರಿ ನೋಂದಣಿ ಇಲಾಖೆ

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 Sl.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 Chambe 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 Sagar)  | | | |

8 ಸೇ ಪ್ರತಿರ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ I-6703 4
2023-2024

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ



1 ನೇ ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು

ನಂಬರ್ SRJ-1-06703-2023-24 ಆಗಿ

ದಿನಾಂಕ 25/10/2023 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ

ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ
25/10/23

ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ರಜಾಬುರ, ಅನೇಕಲ್ ತಾಲ್ಲೂಕು,
ರಾಜವಾಸುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

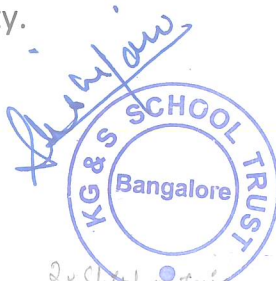
DECLARATION

That **KG & S School Trust**, having its office at CAP 1, EOIZ, Export Promotion Industrial Park, Whitefield, Bangalore- 560 066, Karnataka, India, is a Public Charitable Trust for imparting quality education having formed on 03.10.2022 with the objective to establish and run educational institutions, Research Centres and all or any Educational Institutions in order to spread education in all its forms both in the Urban and Rural areas.

That NPS-NVT Institute of Advanced Technological Studies has made an application vide dated 27.10.2023, for the formation of Deemed to be University under Distinct Category with a focus on Defence and Advanced Technology through trusts as sponsoring bodies namely, **1) NVT Quality Educational Trust**, **2) KG and S Quality Educational Trust**, and **3) KG and S School Trust** all based in Bangalore.

That the applicant cluster of three sponsoring bodies namely, **1) NVT Quality Educational Trust** having its registered office at Sy. No. 88, Chembanahalli, Near Dommasandra Circle, Sarjapur Road, Bangalore—562125, **2) KG and S Quality Educational Trust**, having its office at CAP 1, EOIZ, Export Promotion Industrial Park, Whitefield, Bangalore- 560 066, Karnataka, India and **3) KG and S School Trust**, having its office at CAP 1, EOIZ, Export Promotion Industrial Park, Whitefield, Bangalore- 560 066, Karnataka, India are the sponsoring bodies as defined under para 2(29) of the UGC (Institutions Deemed to be Universities) Regulations 2023. The cluster of three sponsoring bodies as referred to above have the same members as trustees and registered offices and have formed a new trust in the name of the proposed Deemed to be university namely, NPS-NVT Institute of Advanced Technological Studies as mandated under para 7(2) of the UGC Regulations.

That KG and S School Trust, has been in exclusive possession and enjoyment of land measuring 8.95 Acres and is converted for educational purposes, out of which 7.54 Acres has been earmarked/reserved for the establishment of Deemed to be University.



That the KG and S School Trust, has with effect from 09.04.2025 a Fixed deposit amount of Rs 27,00,00,000/-(Rupees Twenty-Seven Crores Only) in its Account No.43991347070, at State Bank of India, Whitefield Branch and same shall be exclusively used towards the infrastructure development, operation and expenses of the proposed Deemed to be university namely, NPS-NVT Institute of Advanced Technological Studies.

The above assets shall be made available without any rental or other such charges and shall not be leased or otherwise disposed off without the prior permission of the UGC and all expansion in the future shall be undertaken by NPS-NVT Institute of Advanced Technological Studies, the trust exclusively established for the Deemed to be University.

That this affidavit/declaration is true, that it conceals nothing and no part of it is false.

DATED: 02.07.2025

Deponents:
KG & S School Trust



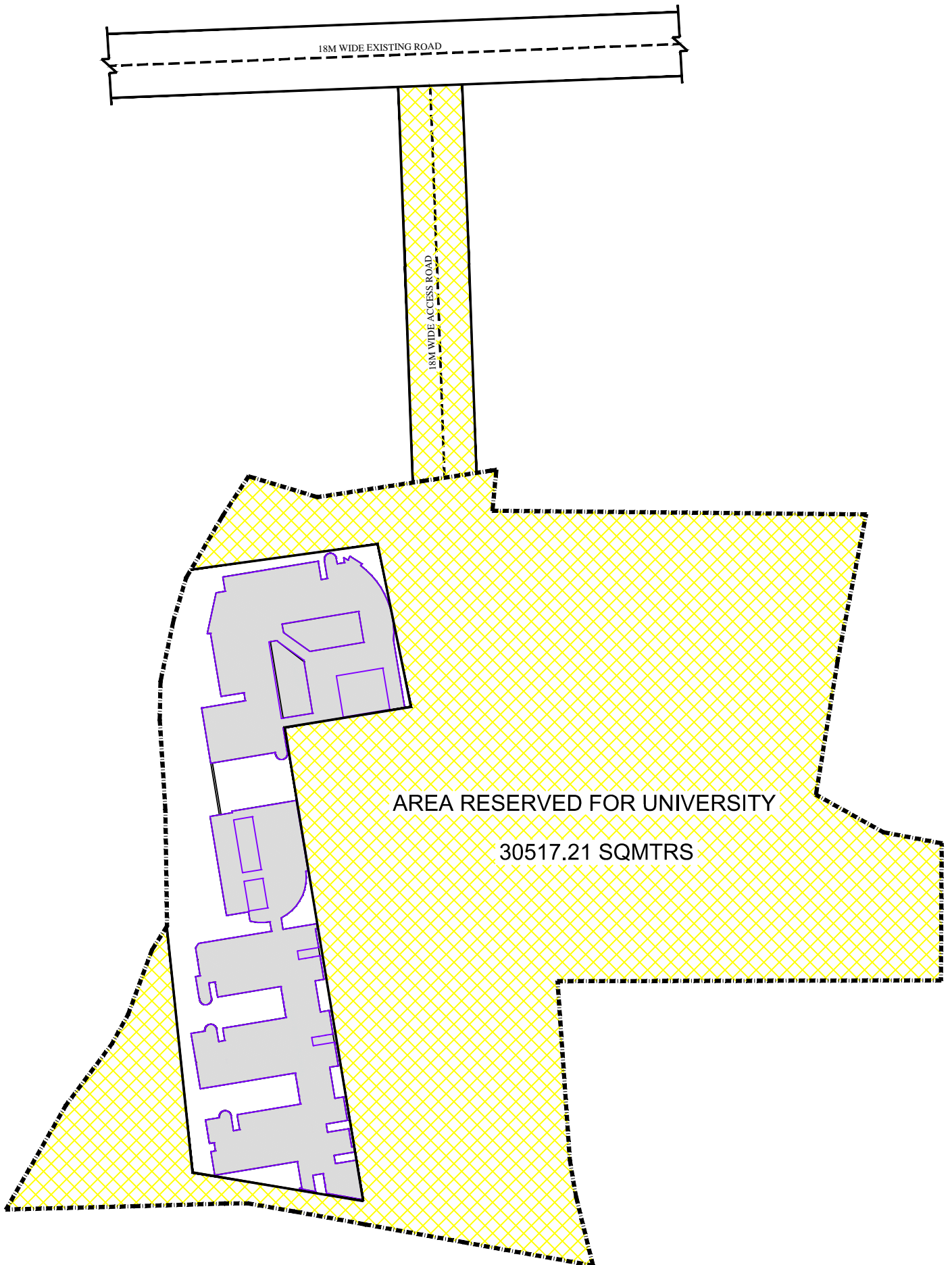
SWORN TO BEFORE ME
Anand
J. ANAND KUMAR, 80, No. 2, B,
ADVOCATE & NOTARY
GOVT. OF INDIA
No. 2, Ananda Nilaya, Vinobhanagar,
H. Siddaiah Road, Bangalore-560027.

(Trustees)

Pallavi
(1) Pallavi Jain
Shikha Jain
(2) Shikha Jain
Shilpa
(3) Shilpa Jain

GOVT. OF KARNATAKA
HAS DISCONTINUED THE
USE OF STAMPS W.E.F. 1-4-2003
2

CONTITUENT CAMPUS_1



ORIGINAL

BKT
8622
22-23


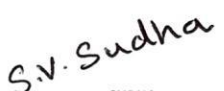




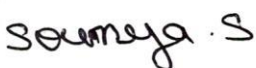

ಈ ದಸ್ತಾವೇಜು 25 ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ
ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 8622 2022-23 ಪುಟ ಸಂಖ್ಯೆ 1

**:SHREE:
LEASE DEED**

THIS LEASE DEED IS EXECUTED ON THIS THE FIRST DAY OF DECEMBER, TWO THOUSAND AND TWENTY TWO (01/12/2022) AT BENGALURU.

BETWEEN:

- SRI. L.A. JAYARAMA REDDY,**
S/o Late Sri. Lakkur Abbaiah Reddy, aged 72 years,
Aadhar No.6187 0593 1419
- SMT. SUDHA,**
W/o Sri.L.A. Jayarama Reddy, aged 58 years,
Aadhar No.4088 7791 2419
- SRI. J.HARISH KUMAR,**
S/o Sri. L.A.Jayarama Reddy, aged 40years,
Aadhar No.5740 8115 3542
- SMT. SHYLA,**
W/o Sri. J. Harish Kumar, aged 37 years,
Aadhar No.6968 7427 2013
- KUM. ANUKA TEJA REDDY,**
D/o Sri. J.Harish Kumar, aged 13 years,
Aadhar No.6112 3745 1776
Being minor represented by Father Mr.J.Harish Kumar
- MASTER. LAKSHITH REDDY,**
S/o Sri. J.Harish Kumar, aged 7 years,
Aadhar No.8150 9928 0603
Being minor represented by Father Mr.J.Harish Kumar
- SMT. J.SOWMYA,**
D/o Sri. L.A. Jayarama Reddy , aged 37 years,
wife of Umesh.K, # 1603,
Devarachikkanahalli main road,

| | | | |
|--|---|---|--|
|  L.A. JAYARAMA REDDY |  SUDHA |  J.HARISH KUMAR for himself and for his minor children at 4 and 5 |  SHYLA |
|  J.SOWMYA |  J.SAGAR for himself and his minor son at 10 |  SOWMYA.S |  KG and S School Trust Mr.Vivek Garg Authorised Signatory for Lessee |



ರಸಾನೇಜು ಸಂಖ್ಯೆ 8622 2022-23 ಪುಟ ಸಂಖ್ಯೆ 2



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 KG AND S SCHOOL TRUST REP BY ITS AUTHORISED SIGNATORIES SRI.VIVEK GARG
S/O KRISHAN GOPAL GARG , ಇವರು 4150000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ
ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

| ಪ್ರಕಾರ | ಮೊತ್ತ (ರೂ.) | ಹಣದ ಪಾವತಿಯ ವಿವರ |
|---------|-------------|---|
| ಚೆಲನ್ | 4150000.00 | Challan No CR1222003000071922 Rs.4150000/- dated 03/Dec/2022 |
| ಒಟ್ಟು : | 4150000.00 | |

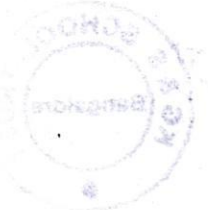
ಸ್ಥಳ : ಮಹದೇವಪುರ

ದಿನಾಂಕ : 03/12/2022

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
(ಮಹದೇವಪುರ)

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ,
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು

Designed and Developed by C- DAC Pune.



ದಸಾವೇಜು ಸಂಖ್ಯೆ 8622 2022-23 ಪುಟ ಸಂಖ್ಯೆ 3.

Chamundeshwari Nagar, Begur,
Bangalore South Taluk-560076
Aadhar No.6744 2041 1046

8. **SRI. J.SAGAR,**
S/o Sri. L.A. Jayarama Reddy, aged 35 years,
Aadhar No.3768 2990 3997
9. **SMT.SOWMYA.S,**
W/o Sri.J.Sagar, aged 30 years,
Aadhar No.4270 4815 6914
10. **MASTER.NITHWIK AYAN REDDY,**
S/o Sri.J.Sagar Reddy, aged 6 years,
Being minor represented by his father Sri.J.Sagar

Lessors No.1 to 6 & 8 to 10 are residing at: No. 299, Balagere Road, Balagere Village,
Varthur Hobli, Bangalore East Taluk, Bengaluru-560087.

HEREINAFTER COLLECTIVELY REFERRED to as the "**LESSORS**", (which expression shall, where the context admits, be deemed to mean and include their respective legal heirs, legal representatives, administrators and permitted assigns) of the **OF THE FIRST PART**;





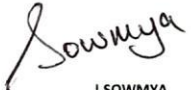


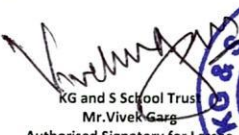
AND:-

M/s. KG and S School Trust,
having its registered Office at:
CAP-1, EOIZ, Export Promotion Industrial Park,
Whitefield, BENGALURU-560066,
PAN No.AAFTK0521M.

A public trust registered under **Deed of Trust** bearing **Doc.no.MDP-4-00315-2022-23, Book 4, Stored in CD No MDPD1205, dated 03.10.2022**, in the office of Sub-registrar Mahadevapura, represented by its Authorized Signatories, **Sri. Vivek Garg**, S/o Sri. Krishan Gopal Garg, aged around 44 years,

HEREINAFTERREFERRED to as the "**LESSEE**"(which expression shall, where the context admits, be deemed to mean and include its trustees, representatives, administrators, authorised representatives and permitted assignees) **OF THE SECOND/ 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.

| | | | |
|--|---|--|--|
|  L.A. JAYARAMA REDDY |  SUDHA |  J.HARISH KUMAR for himself and for his minor children at 4 and 5 |  SHYLA |
|  J.SOWMYA |  J.SAGAR for himself and his minor son at 10 |  SOWMYA.S |  KG and S School Trust Mr.Vivek Garg Authorised Signatory for Lessee |





Print Date & Time : 03-12-2022 01:20:59 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 8622

ಮಹದೇವಪುರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 03-12-2022 ರಂದು 10:09:28 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ | ರೂ. ಪೈ |
|-------------|------------------|-----------|
| 1 | ನೋಂದಣಿ ಶುಲ್ಕ | 692000.00 |
| 2 | ಸೇವಾ ಶುಲ್ಕ | 1500.00 |
| 3 | ದ್ವಿ ಪ್ರತಿ ಶುಲ್ಕ | 200.00 |
| | ಒಟ್ಟು : | 693700.00 |

ಶ್ರೀ M/S KG AND S SCHOOL TRUST REP BY ITS AUTHORISED SIGNATORIES SRI.VIVEK GARG S/O KRISHAN GOPAL GARG ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

| ಹೆಸರು | ಫೋಟೊ | ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು | ಸಹಿ |
|--|------|-------------------|-----|
| ಶ್ರೀ M/S KG AND S SCHOOL TRUST REP BY ITS AUTHORISED SIGNATORIES SRI.VIVEK GARG S/O KRISHAN GOPAL GARG | | | |

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

T. U. Anand
ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ,
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೊ | ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು | ಸಹಿ |
|-------------|---|------|-------------------|-----|
| 1 | M/S KG AND S SCHOOL TRUST REP BY ITS AUTHORISED SIGNATORIES SRI.VIVEK GARG ಬಿನ್ KRISHAN GOPAL GARG (ಬರೆದುಕೊಂಡವರು) | | | |
| 2 | Mr L.A.JAYARAMA REDDY S/O LATE LAKKUR ABBAIAH REDDY. (ಬರೆದುಕೊಡುವವರು) | | | |



T. U. Anand
ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ,
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು

ಭಸಾವೇಜು ಸಂಖ್ಯೆ 8622 2022-23 ಪುಟ ಸಂಖ್ಯೆ 5.


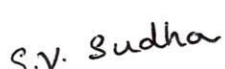
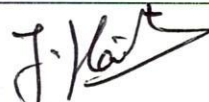

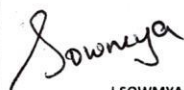



WITNESSETH AS FOLLOWS:

WHEREAS the Lessors have come in contact with the Lessee and they came to know that the Lessee is looking for a suitable place for the commencement of an educational institution. The Lessors represented to the Lessee about their right, interest, title and ownership over the land bearing **Survey No.24, measuring 01 Acre 30 Guntas**, situated at **Balagere Village, Varthur Hobli, Bangalore East Taluk**; **Survey No.200/1, measuring 03 Acres 29 Guntas, Survey No.201/1, measuring 01 Acre 16 Guntas**, and **Survey No. 201/2, measuring 01 Acre** situated at **Gunjuru Village, Varthur Hobli, Bangalore East Taluk**; **Survey No.194/2, measuring 09 Guntas, Survey No.194/6, measuring 16 Guntas, and Survey No.194/7, measuring 18 Guntas** situated at **Varthur Village, Varthur Hobli, Bangalore East Taluk**; **totally measuring 8 Acres 38 Guntas**, hereunder and hereinafter referred to as the Item No.1 to 7 and are more fully described in the schedule hereunder and hereinafter referred to as the **SCHEDULE PROPERTY**, they having acquired the aforesaid properties vide **Partition Deed dated 29.05.2002** entered into between the children of **Sri. Lakkur Abbaiah Reddy** namely, **Sri.L.A.Hema Reddy, Sri.Jayarama Reddy, Smt.Sarojamma, Smt.A.Jayalakshamma, Smt.A.Shankunthamma, Smt.A.Shamamma, Smt.A.Vanajakshi and Smt.Shylaja**, registered as document No.2376/2002-03 stored in C.D.No.77 of Book-I, in the office of Sub-Registrar Bangalore South Taluk and thus the Lessors became the absolute owners of the above said Property. It is further clarified that the Lessors and others have entered into a Deed of Family Settlement dated 15.11.2022 bearing document No.VRT-1-07453/2022-23, Book 1, Stored in CD No.VRTD1341, registered in the office of Senior Sub-registrar Varthur, Bangalore Urban District.

















WHEREAS, the Lessors have additionally got **1 Gunta** of Land in **Survey No. 194/3** situated at Varthur Village, Varthur Hobli, Bangalore East Taluk. Further, the Lessors have identified an extent of 1 Gunta in **Survey No.194/3** situated at Varthur Village, Varthur Hobli, Bangalore East Taluk towards common road access. And accordingly, against the said access, the Lessors have offered to the Lessee **1 Gunta** of Land towards this Lease Deed, so obtained in the **Survey No. 194/3** situated at Varthur Village, Varthur Hobli, Bangalore East Taluk as and when the revenue records get changed and transferred to the Lessors names.

AND WHEREAS, in the Schedule Property, out of total extent of 8 Acres 38 Guntas, the Lease Schedule Properties is hereby and herewith explained morefully under the schedule of this deed for the sake of brevity.

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 have accepted for giving the

| | | | |
|--|---|---|--|
|  L.A. JAYARAMA REDDY |  SUDHA |  J.HARISH KUMAR for himself and for his minor children at 4 and 5 |  SHYLA |
|  J.SOWMYA |  J.SAGAR for himself and his minor son at 10 |  SOWMYA.S |  KG and S School Trust Mr.Vivek Garg Authorised Signatory for Lessee |



| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೋ | ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು | ಸಹಿ |
|-------------|---|---|--|------------|
| 3 | Mrs SUDHA W/O L A JAYARAMA REDDY . (ಬರೆದುಕೊಡುವವರು) |  |  | S.V. Sudha |
| 4 | Mr J.HARISH KUMAR S/O L A JAYARAMA REDDY . (ಬರೆದುಕೊಡುವವರು) |  |  | J. Harish |
| 5 | Mrs SHYLA W/O J HARISH KUMAR . (ಬರೆದುಕೊಡುವವರು) |  |  | Shyla |
| 6 | Miss ANUKA TEJA REDDY & LAKSHITH REDDY MINORS REP BY FATHER J HARISH KUMAR . (ಬರೆದುಕೊಡುವವರು) |  |  | J. Harish |
| 7 | Mrs J SOWMYA D/O L A JAYARAMA REDDY . (ಬರೆದುಕೊಡುವವರು) |  |  | Sowmya |
| 8 | Mr J SAGAR S/O L A JAYARAMA REDDY . (ಬರೆದುಕೊಡುವವರು) |  |  | Sagar.J |
| 9 | Mrs SOWMYA S W/O J SAGAR . (ಬರೆದುಕೊಡುವವರು) |  |  | Sowmya.S |
| 10 | Mr NITHWIK AYAN REDDY MINOR REP BY HIS FATHER J SAGAR . (ಬರೆದುಕೊಡುವವರು) |  |  | Sagar.J |

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ,
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು



ವಸಾಹೇಜು ಸಂಖ್ಯೆ 8622 2022-23 ಮೂಟ ಸಂಖ್ಯೆ 7

Schedule Properties in favour of Lessee, for a period of at least 29 YEARS 11 MONTHS from the date of execution of this Lease Deed for its educational activities over the Schedule Properties.


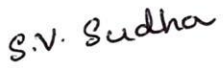


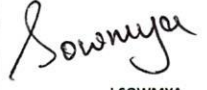

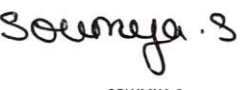

AND WHEREAS the Lessors after considering the request of the Lessee, have agreed to lease the Schedule Property in favour of the Lessee with a right to build and own structures over the Schedule Property at its costs. The subject matter of this Lease is only in respect of Schedule Property, Lessee's right to build at its own costs, and own the structures over the Schedule Property and pay rent accordingly to the Lessor as agreed by him.

AND WHEREAS the family members from SL Nos. 5, 6, &10 are the minor children represented by their natural guardians at SL. Nos. 3 & 8 and are made parties to this Lease Deed for betterment of title and to confirm the rights, interests, title and ownership of their respective parents and their authority/power to give the Schedule Property on lease to the Lessee under this Lease Deed.

WHEREAS the nature of the Schedule Property as on date is an agricultural land. The Lessee has agreed to get necessary orders for change of land use/conversion for his necessary desires and conveniences from the concerned authorities at his cost and expenses. The cost and expenses incurred for the change of land use/conversion of land shall only be borne by Lessee and the same is not refundable from Lessors at any point of time. The Lessors shall sign the necessary documents and applications and co-operate to the Lessee to get the orders of change of land use/conversion of land. Further, the Lessors shall provide all the necessary title documents and co-operate Lessee to obtain the necessary orders. After acquiring the change of land use/conversion orders from the necessary authority as per discretion of Lessee, the Lessee shall proceed with its developmental works by securing necessary sanctions, permissions, licences for the purposes of putting up construction over the Schedule Properties at its own cost and risk. Further, the Lessors shall provide all the necessary cooperation including signing of the documents wherever necessary to the Lessee to obtain the sanctions, permissions, licences orders, etc.

AND WHEREAS the Lessors have accepted the aforesaid request of the Lessee and the Lessors have assured the Lessee that they will take necessary steps to apply for change of land use/ conversion, namely from agricultural use to non-agricultural educational use from Revenue Authorities or such conversion deemed necessary for running its activities planned from time to time in the Schedule Property and inform the periodical development in this regard to the Lessee, subject to Lessee bearing all the cost and expenses connected with change of land use/ conversion to enable the Lessee to further secure necessary sanctions, permissions, licences for the purposes of putting up construction over the Schedule Property.


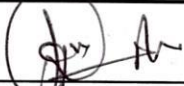
AND WHEREAS the Lessors shall pay taxes in respect of the vacant land and pay all the balance taxes and Cess regarding to the same on the Schedule Properties on or before execution of this Lease deed. It is very much admitted by the Lessee that the Lessee shall pay such land taxes, Building taxes, Betterment, Levies and any other revenue taxes on the Schedule Properties after the execution of Lease Deed during its term period. The Lessee shall pay the taxes in respect of the

| | | | |
|--|---|---|---|
|  L.A. JAYARAMA REDDY |  SUDHA |  J.HARISH KUMAR for himself and for his minor children at 4 and 5 |  SHYLA |
|  J.SOWMYA |  J.SAGAR for himself and his minor son at 10 |  SOWMYA.S |  KG and S School Trust Mr. Vivek Garg Authorised Signatory for Lessee |



ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 8622-2022-23 ಪುಟ ಸಂಖ್ಯೆ 8

ಗುರುತಿಸುವವರು

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು ಮತ್ತು ವಿಳಾಸ | ಸಹಿ |
|-------------|---|--|
| 1 | Pradeep Kumar G Gunjur village Varthur Hobli Bangalore |  |
| 2 | Govinda Raju Yamalur Varthur Hobli Bangalore |  |

1-11-2022
ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ,
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು

No difference between Original & Duplicate



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ MDP-1-08622-2022-23 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ MDPD1248 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 03-12-2022 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ


ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಮಹದೇವಪುರ)



Designed and Developed by C-DAC, ACTS, Pune

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ,
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು


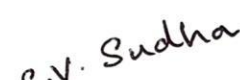


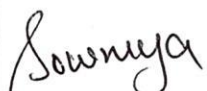


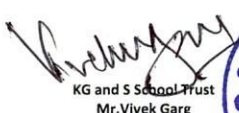


construction/ built up area in the Schedule Property and the Lessors shall not be liable to pay any taxes in respect of the Schedule Properties during the lease period.

WHEREAS, the Lessors also represent that: -

1. The Lessors are the owners of the Schedule Property and they have uninhibited rights of alienation over the same. The Property is the Hindu undivided family property of the respective family members of the Lessors.
2. The Lessors have not done any act, deeds or things which are likely to curtail restrict or prejudice their right to lease or prevent them from effecting a lease of the Schedule Property in favour of the Lessee.
3. No other person has/have got any right, title, interest or claim over the Schedule Property except the Lessors herein and if there exist any other person, it shall be the responsibility of the Lessors to secure the presence of such person to create a demise of the Schedule Property to the Lessee on terms and conditions contained hereunder;
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, claims, liens charges, clogs, hindrances, lispensense, minor claims, court or other attachments, etc., and other charges of any nature whatsoever and and howsoever and that there is no latent defect in the title of the Lessors;
6. The Schedule Property is not the subject matter of any acquisition or requisition proceedings or legal proceedings in any court of law or before any other government, statutory, local and/or other authority and it is free from encumbrances;
7. The Lessors shall maintain their title to the Schedule Property, including the right of access to Schedule Property intact during the entire Lease Term including any renewed period thereof and shall not do or cause to be done, any act, deed, omission or thing that is likely to affect their title to the Schedule Property or cause any charge or encumbrance thereon;
8. The Provisions of Karnataka Scheduled Caste and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 is not applicable in respect of the Schedule Property,
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 the holding of the Lessors is not in violation of the provisions of the Karnataka Land Revenue Act or Karnataka Land Reforms Act.
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.

WHEREAS, based on the above representations, assurances and offer made by the Lessors, the Lessee have agreed to take on lease the Schedule Property for a period of at least 29 years 11 months. Thus, the parties have reduced their mutual terms and conditions which they have

| | | | |
|--|---|---|---|
|  L.A. JAYARAMA REDDY |  S.V. SUDHA SUDHA |  J.HARISH KUMAR for himself and for his minor children at 4 and 5 |  SHYLA |
|  J.SOWMYA |  J.SAGAR for himself and his minor son at 10 |  SOWMYA.S |  KG and S School Trust Mr. Vivek Garg Authorised Signatory for Lessee |



negotiated with each other and agreed and accordingly the same is reduced into writing by way of this Lease Deed.

NOW THIS LEASE WITNESSETH AS FOLLOWS:

1. Lease of Schedule Property:

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

2. Access Drive to The Schedule Property:


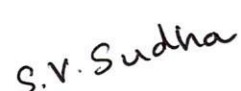





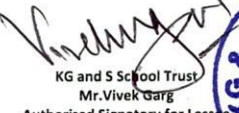
2.1 The total extent of land in the Principal Schedule is **8 acres 38 Guntas**. The Lessors reserves their right for the area identified within the principal schedule as 'Access Driveway' which approximately measures 40 Guntas, as a Personal Road accessing the further properties exclusively to the Lessors. The Lessee however shall have the rights to use of this 'Access Driveway' only to the Leased Schedule Property. The Lessee is allowed the use of this Access Driveway for common purpose and use. And hence, this deed of Lease as on date is only for an extent of **7 Acres 38 Guntas**.

2.2 If the Lessors decide not to use this 'Access Driveway' at any part of time partially or fully, the Lessors shall lease the same only to the Lessee, and the Lessee shall compulsorily take on lease the extent of land in the 'Access Driveway', and the parties shall execute an addendum deed of lease for the extent of land in the 'Access Driveway', and the rent shall be the prevailing rent as on that date as agreed under the principal deed as on that date. The Lessors shall issue a written prior notice of 3 months to the same and the Lessee shall reply admitting, accepting, acknowledging the notice, and pay the rent accordingly by executing a deed of addendum without any rejection/objections of both the Parties.

2.3 The Lessor has entered into an 'Leave And License Agreement for GBM/GBT' managed by Reliance Jio Info Com Ltd., presently known as Summit Telecommunications, dated 16-05-2018, commencing from 01-02-2018 to 31-01-2028 for a period of ten years. The Lessee under this deed shall not object to the driveway access to the said parties, which shall be accesses by these parties with the prior approval of the Lessee, for the movements during the day time and also for servicing the Tower till expiry of this agreement, beyond 31/01/2028 the agreement would not be extended.

2.4 The Lessors have agreed that they shall give first preference to Lessee for any development that may be caused using the 'Access Driveway' for future development in the eastern as well as western side of the Schedule Property.

2.5 The Lessor have agreed to provide an access to the Schedule Property from the existing Varthur Balagare Road, as per the requirements to run the activities of the Lessee including establishment of the School and such access shall be relinquished as required for approvals from the concerned authorities. Alternatively, if the Lessors finds it necessary and has not relinquished the existing access to the Schedule Property, the Lessor shall provide an access of 60 feet on the western side of Sy No.195/2 and 10/16. It has been agreed by the

| | | | |
|--|---|---|---|
|  L.A. JAYARAMA REDDY |  SUDHA |  J.HARISH KUMAR for himself and for his minor children at 4 and 5 |  SHYLA |
|  J.SOWMYA |  J.SAGAR for himself and his minor son at 10 |  SOWMYA.S |  KG and S School Trust Mr. Vivek Garg Authorised Signatory for Lessee |



parties that the Lessors assures uninterrupted use of the access to the Schedule Property including the relinquishment of the same as required for the establishment of educational institutions by the Lessee as per law.

2.6 The Lessors have agreed that they shall not offer adjacent and adjoining lands to Schedule Property including Sy No.195/2 of Varthur Village to anyone for educational purpose, other than the existing pre-school, only to the extent currently occupied..

3. **Commencement of Lease, Term and Renewal:**

3.1 The lease shall commence on this day (the "**Lease Commencement Date**").

3.2 The duration of lease of the Schedule Property shall be for a period of 29 years and 11 months from the Lease Commencement Date.

3.3 The Lessor may or may not renew the lease agreement and the covenants for further term period only if the Lessor deems fit to renew at his choice. The Liberty of renewal shall be made only on the conduct of the Lessee with the Lessor and their understandings on that day.

3.4 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. It is clarified that the lease shall operate for the entire extent of Schedule Property, subject to Lessee performance of its obligations.

3.5 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 Agreement to Lease/rent in favor of any third party/ies during the subsistence of this Lease Deed within the term period under this deed.


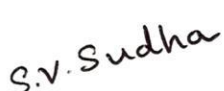


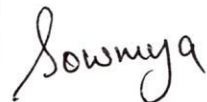



4. **Approvals to be obtained from competent authorities:**

4.1 The Lessee either through itself or through **Infrastructure Service Provider** intends to put up construction for the purpose of school/educational institution over the Schedule Property. The Lessee shall obtain all required permissions and approvals from the concerned/competent authority/ies and the Lessors shall cooperate with the Lessee in obtaining such permissions and conditions as may be required by the such authorities, including providing the required documents.

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

5. **Rent:**

5.1 The Lessee shall pay to the Lessors a monthly rent (the "**Rent**") at a rate of **Rs.15/- (Rupees Fifteen Only)** per square feet per month in respect of Land Area of the Schedule Property, excluding the Kharab land and excluding 40 Guntas access driveway. The rent shall be computed only for **7 Acres 38 Guntas** and the rent shall commence from 1st December,

| | | | |
|--|---|---|---|
|  L.A. JAYARAMA REDDY |  SUDHA |  J.HARISH KUMAR for himself and for his minor children at 4 and 5 |  SHYLA |
|  J.SOWMYA |  J.SAGAR for himself and his minor son at 10 |  SOWMYA.S |  KG and S School Trust Mr. Vivek Garg Authorised Signatory for Lessee |





2022. (The "Rent Commencement Date"). The computation of the rent is morefully explained in detail as below-

- Rent Per Sq.ft is **Rs.15/-**-(Rupees Fifteen only).
- The rented Schedule Land Extent is **7 Acres X 40 + 38 guntas = 318 guntas**.
- The Total extent of leased Schedule Property is 318 Guntas converted to sq.ft i.e, **318 guntas X 1089 sq.ft = 3,46,302 sq.ft**.
- The Rent payable by the Lessee to the Lessor for the land extent of **3,44,302 sq ft at the rate of Rs.15/- per Sq.ft in Total = Rs.51,94,530/- per month**.


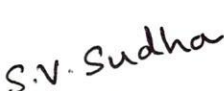




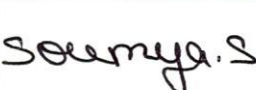

Further the year wise rent to the entire lease period is annexed with this deed.

- 5.2 The Lessee agrees and shall pay the rent at the above said rates to the leased Schedule Property only to the extent of the physically located, stationed available land available after joint survey and measurement in presence of both the parties. If on survey, there are any changes to the extent as specified in those lease deed, an addendum to this deed shall be executed.
- 5.3 In case of any hindrance in the construction of the building, due to any stay/ injunction/ order etc. pertaining to title defects or access that prevents Lessee to put up the construction of the building in the Schedule Property, the Lessee shall withhold the rent for that period until the vacating of such stay/injunction/ order. In case of any hindrance that results in the Lessee not being able to commence the construction, , the rent shall be correspondingly be delayed until such time the Lessee is able to commence the construction again. If however, the dispute is not settled within one year, the Lessee is at liberty to terminate the Lease Deed and the Lessor shall refund all amounts and rental paid less the corresponding taxes.
- 5.4 It is hereby understood and agreed by the Lessors and Lessee that the "Lock in period" for this Lease shall be a period of 29 years 11 months from the date of execution of this deed, unless terminated under due process of law for any breach of covenant under this deed.
- 5.5 The Lessee shall deduct the Tax Deducted at Source (TDS) or any such deduction required for statutory compliance and shall provide the necessary receipts to the Lessors which shall be deducted in the monthly rent payable and the TDS certificate shall be provided for assessment purpose.
- 5.6 The monthly Rent shall be exclusive of GST and the Lessee shall if applicable to the Lessors pay the GST promptly every month without default to the Lessors. All direct taxes (Income Tax) on the Rents and other sums, if any, on amounts paid by the Lessee to the Lessors shall be borne by the Lessors only.
- 5.7 The Lessors shall inter-se agrees on the proportion in which event each of the Lessors shall share the Rent and intimate the same to the Lessee in writing by giving sufficient intimation to the Lessee.
- 5.8 The Rent shall be credited to the Bank Accounts of the Lessors. If the Lessors intends to change the Bank accounts for any reasons the Lessors shall intimate the same to the Lessee by giving sufficient written notice in advance to the Lessee to enable the Lessee to pay the rent without any default.

| | | | |
|-------------------------|--|--|--|
| L.A. JAYARAMA REDDY | S.V. SUDHA SUDHA | J. HARISH KUMAR for himself and for his minor children at 4 and 5 | SHYLA |
| J.SOWMYA | J.SAGAR for himself and his minor son at 10 | SOWMYA.S | KG and S School Trust Mr. Vivek Garg Authorised Signatory for Lessee |



- 5.9 The Lessee shall pay the above-mentioned rent on or before 10th day of every month subsequent to the month for which the same is due and payable. The Rent shall be subject to deduction of Tax at Source (TDS) applicable under the Income Tax Act, 1961 and produce the receipts to the Lessor for their TDS claims. 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 twelve (12) % per annum as and when it falls due.
- 5.10 The Rent shall stand increased by **5% (Five Percent) annually** after the end of every year till the end of the lease term. Such escalation shall be calculated on the monthly Rent paid during the immediately preceding previous year.
- 6 Sale:**
- 6.1 In the event the Lessors are desirous of selling the Schedule Property or any part thereof, the Lessee shall have the right of first refusal to purchase the same. The Lessors shall first offer to sell the Schedule Property or any part thereof to the Lessee. In the event the Lessee does not accept the written offer of the Lessor or is unable to match the price at which the Schedule Property is offered by the Lessors to the Lessee, the Lessor shall be free to sell the Schedule Property to any Third Party; provided that the price at which the Lessors shall offer the Schedule Property to a Third Party shall not be lower than the price at which the same was offered to the Lessee.
- 6.2 Any sale or 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 of this Lease Deed. The Lessors shall give a 60 days written notice to the Lessee prior to the sale or transfer of the Schedule Property. The Lessors shall secure a letter from the intended transferee unconditionally agreeing to be bound by the terms of this Lease Deed.
- 7 Loan/ mortgage:**
- 7.1 The Lessors shall avail loan for their personal/family needs on this Lease Deed to the security on rent received by them by not disturbing the rights of the Lessee on the Schedule Property of whatsoever nature.
- 7.2 The Lessee shall avail loan for their business under the registered trust for their needs and necessities only on the Lessee's financial capacities/ securitizing the construction and infrastructure on the Schedule Property, but not the rights and ownership of the Lessor on the Schedule Property.
- 7.3 It is particularly noted that, the lien or charge by any financial institutions cannot be created on the leased land attached to the Lessee's built or developed structures, but the Lessee is at liberty to avail loan on his leasehold rights and the constructed structures on the leased Schedule Property. On default of the loan by Lessee, the banker can and shall seize only his structures and personal assets, but not subject to attachment of leased Schedule Property of the Lessor. The Lessors are no way liable to be prosecuted for any default of loan or any such lien/charge created by Lessee on leased Schedule Property. The SERFAISE Act is not applicable to the Lessors.


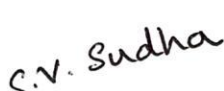


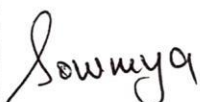

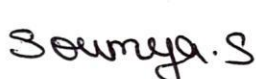

| | | | |
|--|---|--|---|
|  L.A. JAYARAMA REDDY |  S.V. SUDHA SUDHA |  J. HARISH KUMAR for himself and for his minor children at 4 and 5 |  SHYLA |
|  J.SOWMYA |  J.SAGAR for himself and his minor son at 10 |  SOWMYA.S |  KG and S School Trust Mr. Vivek Garg Authorised Signatory for Lessee |



- 7.4 On default of loan by Lessee, the Banker/ Financial institutions can seize the developed infrastructure and movable assets developed by the Lessee. The Lessors shall claim his rent as per this Lease Deed on the Schedule Property till the date of delivering possession of Schedule Property to the Lessors.
- 7.5 The Lessee shall be entitled to mortgage their leasehold rights in respect of the Schedule Property. Similarly, the Infrastructure Service Provider 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 on the Schedule Property, but not to the subject of leased immovable land property. However, any such mortgage shall be cleared by the Lessee and Infrastructure Service Provider, as applicable prior to the expiry of the Lease before 5 years of end of the lease or 6 months before termination of Lease. Prior to signing of mortgage, the same has to be brought to the notice of the Lessors and the Lessor shall cooperate with the Lessee for any formalities required by the financial institution towards the loan that can include but not limited to, showing the original title documents and signings of required documents. The Lessee assures and covenants with the Lessors that the liability so created by them as aforesaid will be fully answered by the Lessee and the Lessors are not liable and responsible for the same and in the event of any default claims, the Lessee hereby agrees to indemnify and keep the Lessors indemnified from such claims and demands and protect them at all times.
- 7.6 The Lessors are not liable for any lien/charge created by the Lessee on the leased property for his benefits with needs and necessities. The Lessee is liable for sanction of loan on the leased property based on its personal securitization, but not subject to land attached to the leased property.


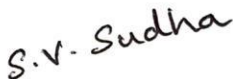


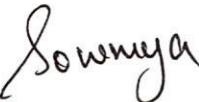



8 Use of the Proposed Leased Premises:

- 8.1 The possession to the Schedule Property shall vest with the Lessee during the subsistence of the Lease Period. The Lessors have handed over the Physical possession of the Schedule Property to the Lessee on execution of this Deed.
- 8.2 The Lessee shall be entitled to construct building on the Schedule Property at its cost for the purpose of running of its activities limited to school/ educational institution and ancillary activities. Further, if any changes in the purpose of usage, a written consent from the Lessor is must. 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 and shall furnish a copy of the same to the Lessors for their records. The Lessee shall be entitled to utilize the maximum FAR as prescribed in the building bye-laws and the zoning regulations according to its Plan. 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.
- 8.3 The Lessee shall at its own cost be entitled to apply for and obtain amenities, facilities and services required for the new buildings, including water, electricity, sewerage, underground drainage, fire and safety and all other services which are necessary to achieve the

| | | | |
|--|---|--|---|
|  L.A. JAYARAMA REDDY |  S.V. SUDHA SUDHA |  J. HARISH KUMAR for himself and for his minor children at 4 and 5 |  SHYLA |
|  J.SOWMYA |  J.SAGAR for himself and his minor son at 10 |  SOWMYA.S |  KG and S School Trust Mr. Vivek Garg Authorised Signatory for Lessee |



- 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 Service Provider's** name, obtain power connection and water and sewerage connection in the Schedule Property as it may deem necessary for its activities and pay for use of such utilities during the term of the Lessee. All deposits placed by the Lessee with such authorities in respect of supply of utilities shall belong to Lessee.
- 8.4** The Lessors shall at Lessee's cost have the Schedule Property converted from agricultural to non-agricultural educational purposes. The Lessors shall assist the Lessees to obtain the necessary permissions and shall do all the acts that is required for obtaining the approvals for running the school/ educational institutions.
- 8.5** 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 the absolute discretion in the selection of construction material, methodology of construction equipment to be used, agencies and contractors to be hired in the process of construction and other related works. The Lessor shall undertake steps expeditiously to mitigate all circumstances, and settle at Lessor's own cost, and action and/or proceedings that are likely to act as impediment in the development of the buildings and running of the educational institution and shall co-operate with the Lessee in ensuring that construction is carried out smoothly without any interference or obstruction.
- 8.6** The Lessors shall, if required, 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 necessary paper/s in respect thereto and shall also authorize the Lessee to take all necessary steps in this regard. The corresponding area so relinquished shall be deducted from the computation of the rent by execution of an addendum to this Lease Deed.
- 8.7** The Lessee shall be entitled to establish and operate in the Schedule Property without any let, hindrance, and interference to the Lessors or any other person/s claiming under them.
- 8.8** The Lessee shall be responsible for running of all activities in the Schedule Property and shall not hold the Lessors responsible for any acts that occur in the Schedule Property that are related to running of the school/ educational institute and also during the development and construction of the school/ educational institution.
- 8.9** The Lessors are not liable to be prosecuted or charged under any law for the loss of life for someone working or engaged by the Lessee on the Schedule Property. In the event of any un-to-do acts of accident, or act of Lessee, or act of god, in whatsoever manner, that causes loss and/or damage to the Lessee on his assets and constructions put up by him on Schedule Property, the Lessor shall not be burdened for any such losses and/or damage to the Lessee.

| | | | |
|--|---|---|---|
|  L.A. JAYARAMA REDDY |  SUDHA |  J.HARISH KUMAR for himself and for his minor children at 4 and 5 |  SHYLA |
|  J.SOWMYA |  J.SAGAR for himself and his minor son at 10 |  SOWMYA.S |  KG and S School Trust Mr. Vivek Garg Authorised Signatory for Lessee |



9 Sub-letting/ Transfer of Lease:

- 9.1 The Lessee shall be entitled to sublet the Schedule Property and the building constructed thereon as a whole, or in portion, to any other person or persons. The Lessee shall, in case of subletting the entire building, after one month of signing/execution of such sub-lease, deliver the Deed of sub-lease to the Lessors.
- 9.2 The Lessors shall not interfere directly or indirectly with the possession or other rights of the Lessee or the sub-tenants during the Lease Term.
- 9.3 The Lessee and their sub-tenants/licensees shall be entitled to enjoy the Schedule Property without any interference from the Lessors, their agents or any other person claiming through or under the Lessors except in accordance with the terms of this Lease Deed.
- 9.4 The term of the sub-let/lease shall not extend beyond the term period fixed under this deed which is 29 Years and 11 Months from the commencement of the Operations of the School.

10 Renewal of the Lease:

- 10.1 The Renewal of this Lease Deed is only subject to mutual understanding prevails with parties after termination of this deed. A fresh Lease deed shall be executed if the Lessor deems fit, but not on compulsions or coercive force.
- 10.2 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 vacant possession of the Schedule Property to the Lessors, without the building at the discretion of the Lessee.

11 Payment of taxes:


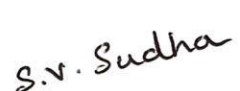





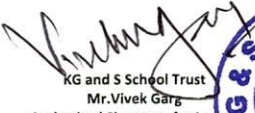
The Lessors shall be liable to pay all past, present and municipal taxes, cess and other charges imposed or levied in respect of the vacant land in the Schedule Property on or before execution of Lease Deed to the leased land property. The Lessee shall pay taxes cess and other charges imposed or levied in respect of the building constructed over the Schedule Property as per his needs.

12 Acquisition:

If the entire Schedule Property is acquired by the Government or other Authority, then this Lease Deed shall stand terminated without any prior notice based on the Notification of Acquisition. The compensation payable towards the Schedule Property shall be claimed by the Lessor and the compensation payable towards the construction and business activity shall be claimed by the Lessee during subsistence of Lease. In the event a portion of the Schedule Property is acquired by the Government or other Authority, then the Lessee shall have an option to terminate or to continue with the lease of the remaining extent of land in Schedule Property and the rent shall be adjusted proportionately.

13 Payment of electricity and water charges:

- 13.1 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

| | | | |
|--|---|---|--|
|  L.A. JAYARAMA REDDY |  SUDHA |  J.HARISH KUMAR for himself and for his minor children at 4 and 5 |  SHYLA |
|  J.SOWMYA |  J.SAGAR for himself and his minor son at 10 |  SOWMYA.S |  KG and S School Trust Mr.Vivek Garg Authorised Signatory for Lessee |



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. Upon expiry of this Lease Deed, the Lessee shall first give the option of transferring such deposits to the Lessors by reimbursing the costs paid by the Lessee. If the Lessors does not accept the option the Lessee shall prefer claim with all authorities concerned, to get a refund of all such deposits made by the Lessee.

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

14. Suspension of Rent and Lease:

If the whole or any portion of or access to the Schedule Property is at any time blocked or restricted or any event that disrupts the business of the Lessee, the parties shall mutually agree regarding payment of rent during such periods.

15. Termination:


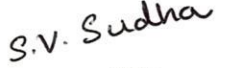





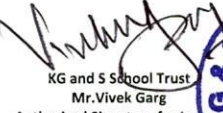
15.1. The lease is valid and entered into mutual benefit of both the parties and each party shall fulfil the obligation/s mentioned herein in this Lease Deed with utmost care and precaution in a timely manner. If any dispute arises, as to the non-compliance/breach of terms of the terms of the Lease Deed, the parties hereto shall try to settle the issues and disputes in amicable manner with mutual negotiations keeping in interest of both parties and the educational institution/students. If the Parties fail to arrive at a consensus, even after such negotiations, the Parties are at the liberty to take recourse as per the law prevailed to the best of their knowledge and convenience at Bangalore as the jurisdictional court.

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

15.2.1. By the Lessee:

15.2.1.1. In the event of breach of any of the obligations of the Lessors under this Lease Deed, including but not limited to any breach or default in the representations made by the Lessors with respect to their title to the Schedule Property, which default the Lessors has not cured within Sixty (60) days from the date of notice from the Lessee of such breach, the Lessee will be entitled, in addition to all its other remedies available under the terms of the Lease and otherwise at law, to forthwith terminate the Lease.

15.2.1.2. It is agreed that, for if any causalities in and on the Schedule Property during the period of Lease due to act of God or due to act of negligence from Lessee shall not bind on the Lessors at any part of time or at any cost.

| | | | |
|--|---|---|---|
|  L.A. JAYARAMA REDDY |  S.V. SUDHA SUDHA |  J.HARISH KUMAR for himself and for his minor children at 4 and 5 |  SHYLA SHYLA |
|  J.SOWMYA |  J.SAGAR for himself and his minor son at 10 |  SOWMYA.S |  KG and S School Trust Mr. Vivek Garg Authorised Signatory for Lessee |









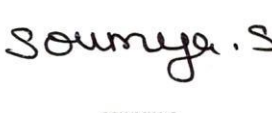
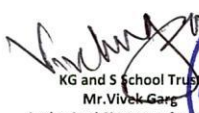
- 15.2.1.3. For any loss and damage caused to the Lessee business neither by Lessee himself nor employee of Lessee, nor by public, only binds on to Lessee.
- 15.2.1.4. The Lessee is sole liable for any misconduct/unto do events of his employees/staff nor the students under his institution. In the event of any cause of death or any injuries to Lessee, employees, staff, students, public on leased Schedule Property during the term of lease shall not bind or liable on Lessor.

15.2.2. By the Lessor:

- 15.2.2.1. In the event of breach of Lessee's obligations under this Deed, which breach is not cured by the Lessee during the period of Sixty (60) days from the date of issue of notice from the Lessors of such breach, the Lessors will be entitled to terminate the lease.
- 15.2.2.2. In the event of non-payment monthly Rent by the Lessee for Three (3) months inspite of written notice by the Lessors, the Lessors will be entitled to terminate the Lease by giving a Sixty (60) days' notice to the Lessee until the day the dues pending are settled after which the Lessee can resume operation and termination of the Lease Deed shall be revoked.
- 15.2.2.3. In the event of the Lessee being ordered to be wound up for any reasons by any court, this Lease Deed shall stand terminated and the Lessors shall become entitled to recover vacant possession of the Schedule Property.
- 15.2.2.4. In case of termination due to non-payment or the rent by the Lessee, and if Lessee is ready and willing and has the means to pay the defaulted rent, the Lessors 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 or 12% per annum for defaulted Rent from such date when it became defaulted.

16. Indemnity:

- 16.1. The Lessors shall jointly and severally indemnify, defend and hold harmless the Lessee its directors, trustees, officers, agents and employees from and against any and all claims, liabilities, damages, charges, expenses, proceedings, eviction, costs, losses or injuries (including but not limited to reasonable attorney's fees and expenses) arising out of or relating to (i) any breach of this Lease Deed by the Lessors or (ii) any misrepresentation or breach of any representations and warranties under this Lease Deed and (iii) any act or omission of the Lessors in violation of it is legal, statutory, regulatory or other duty or obligation in connection herewith including non-compliance with any statutory rule, bye-law, regulation or other requirement.

| | | | |
|--|---|---|---|
|  L.A. JAYARAMA REDDY |  S.V. SUDHA SUDHA |  J.HARISH KUMAR for himself and for his minor children at 4 and 5 |  SHYLA |
|  J.SOWMYA |  J.SAGAR for himself and his minor son at 10 |  SOWMYA.S |  KG and S School Trust Mr. Vivek Garg Authorised Signatory for Lessee |





16.2. The Lessors hereby confirm that their title to the Schedule Property is good, marketable and subsisting and that no one else has/have any right, title, interest or share in Schedule Property. The Schedule Property is not subjected to any encumbrance, attachments, court order or taxation or acquisition proceedings or charges of any kind or any tenancy claims. In event of any litigation, actions or proceedings on the Schedule Property, the Lessors shall at their cost take all steps to ensure that such litigations, actions or proceedings are defended and concluded as soon as possible and at all times ensure that the functioning of the school/ educational institution 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 Lessors shall keep the Lessee fully indemnified and harmless against such losses or liabilities. In case Lessee is unable to start the school/educational institution due to any of the legal issues attributed to the Schedule Property, Lessors shall refund all the rent or all amounts paid till such date to Lessee after deduction of taxes within 30 days of intimation and any delay for more than 30 days Lessors shall pay interest at the rate of 12 % per annum till realisation, deducting income tax paid and any balance income tax payable. All the cost and consequences of any such action or claim shall be detailed hereinabove shall be borne by the Lessors. In such an event, the Lessee may have the option to terminate the Lease and sought for appropriate remedies against the Lessors in accordance with the Law.

16.3. 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.

17. Registration and Stamp Duty:

17.1. The Lessee shall bear and pay the entire cost of stamp duty and registration charges and expenses for registration of this Lease Deed.

17.2. This deed of lease shall be executed in set of two and same shall be registered. And each party shall keep each individual deed with them for sake of brevity,

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

18. Amendments/Modification/Variation:

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





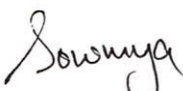



19. Jurisdiction:

19.1. Both the parties have agreed to file suits before commercial court or any other legal remedy avail on breach of covenants.

| | | | |
|-------------------------|--|---|---|
| L.A. JAYARAMA REDDY | S.V. SUDHA SUDHA | J.HARISH KUMAR for himself and for his minor children at 4 and 5 | SHYLA |
| J.SOWMYA | J.SAGAR for himself and his minor son at 10 | SOWMYA.S | KG and 4 School Trust Mr. Vivek Garg Authorised Signatory for Lease |



- 19.2. The law governing this Lease Deed shall be Indian Law and the Courts at Bangalore shall alone have jurisdiction.
- 19.3. 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.
- 20. Signage and Paper Publications and others:**
- 20.1. 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 signage's or any display will be borne by the Lessee alone and the Lessors are not liable to pay the same to the authorities.
- 20.2. The Lessors have agreed that Lessee shall put up appropriate signage in front/entrance land of Sy No.195/2 of Varthur Village facing Varthur Balagere Road and they shall have no objection to the same.
- 20.3. 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 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 Lessor.
- 20.4. The Lessor, during the subsistence of the Lease, shall have access to inspect the Schedule Property by himself or authorized trusted agents, after the school working hours, by giving prior 2 working days' notice to the Lessee.
- 21. Waiver/ forbearance:**
The parties hereto agree that in the event of there being any delay in or indulgence shown by either of the parties with regard to the enforcement of any of the terms of this Lease Deed, the same shall not be construed as a waiver on the part of the party showing such indulgence or tolerance and any such indulgence or forbearance shall not be deemed to be a waiver of the rights and the parties shall be entitled to enforce such right without prejudice to such indulgence or tolerance shown.
- 22. Severance:**
In the event that any provision of this Lease Deed or any of its conditions are declared by any judicial or other competent authority to be void, voidable, illegal or otherwise unenforceable, the parties shall amend that provision in such reasonable manner as achieves the intention of the parties without illegality or at the discretion of the parties it may be severed from this Lease Deed and the remaining provisions of this Lease Deed shall remain in full force and effect unless the parties decide that the effect of such declaration is

| | | | |
|--|---|---|---|
|  L.A. JAYARAMA REDDY |  SUDHA |  J.HARISH KUMAR for himself and for his minor children at 4 and 5 |  SHYLA |
|  J.SOWMYA |  J.SAGAR for himself and his minor son at 10 |  SOWMYA.S |  KG and S School Trust Mr.Vivek Garg Authorised Signatory for the Trust |





to defeat the original intention of the parties in which event the lease shall terminate and the adverse provisions of early termination will not apply.

23. Notice:

23.1 Unless otherwise notified in writing with acknowledgement due, the address for the service of notice/ correspondence of either the Lessor or Lessee shall be mentioned in the above in this Lease Deed. Each party shall give written notice either through RPAD, email and mobile communication, to the other party. All communication shall be sent by registered post acknowledgement due, delivered either personally with acknowledgement, vide email, vide mobile communication and such communication shall be deemed to have been received by the addressee within three working days of posting. If any party does not respond to the electronic communication or notice by RPAD addressed under this Lease Deed, it shall be deemed as last found address and shall proceed before the law as deemed notice served. The email address for the purpose of this agreement is:

First Party: harishkumarj1982@gmail.com

Second Party: legal@qualitylifestyle.in

23.2 If any address of either of the party is changed due to the circumstances same shall be intimated within 30 days of change of address. If failed to intimate the same shall be construed as the old address as last found address and proceed for legal action.

SCHEDULE PROPERTY

(PROPERTY BELONGING TO THE LESSORS)

ITEM NO. 1

All that piece and parcel of the land bearing **Survey No.24** measuring **1 Acre 30 Guntas** situated at **Balagere Village**, Varthur Hobli, Bangalore East Taluk and bounded by:

East By : Balagere Gunjuru Village Boundary and Land in Survey No.200/1 of Gunjuru Village
West By : Road/ Halla
North By : Land in Survey No.19 of Balagere Village.
South By : Land in Survey No.28 of Balagere Village.

ITEM NO. 2

All that piece and parcel of the land bearing **Survey No.200/1** measuring **3 Acre 29 Guntas** situated at **Gunjuru Village**, Varthur Hobli, Bangalore East and bounded by:

East By : Land in Survey No.201/1, 201/2 and 201/3 of Gunjuru Village.
West By : Balagere Gunjuru Village Boundary and Land in Survey No.24 of Balagere Village.
North By : Gunjuru Varthur Village Boundary and Land in Survey No.194/2 of Varthur Village.
South By : Land in Survey No.200/2 of Gunjuru Village.

| | | | |
|-------------------------|--|---|--|
| L.A. JAYARAMA REDDY | SUDHA | J.HARISH KUMAR for himself and for his minor children at 4 and 5 | SHYLA |
| J.SOWMYA | J.SAGAR for himself and his minor son at 10 | SOWMYA.S | KG and S School Trust Mr. Vivek Garg Authorised Signatory for Lessee |



ITEM NO. 3

All that piece and parcel of the land bearing **Survey No.201/1** measuring **1 Acre 16 Guntas** situated at **Gunjuru Village**, Varthur Hobli, Bangalore East Taluk and bounded by:

East By : Gunjuru Varthur Village Boundary and Land in Survey No.192 of Varthur Village.
 West By : Land Survey No.200/1 of Gunjuru Village.
 North By : Gunjuru Varthur Village Boundary and land in Survey No.194/3 of Varthur Village.
 South By : Land in Survey No.201/2 of Gunjuru Village.

ITEM NO. 4

All that piece and parcel of the land bearing **Survey No.201/2** measuring **1 Acre** situated at **Gunjuru Village**, Varthur Hobli, Bangalore East Taluk and bounded by:

East By : Gunjuru Varthur Village Boundary and land in Survey No.192 of Varthur Village.
 West By : Land in Survey No.200/1 of Gunjuru Village.
 North By : Land in Survey No.201/1 of Gunjuru Village.
 South By : Land in Survey No.201/3 of Gunjuru Village.

ITEM NO. 5

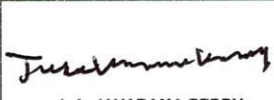
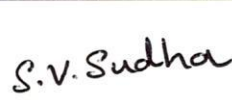
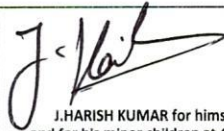



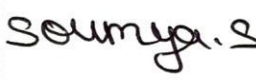
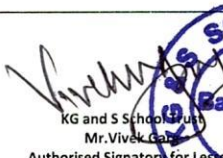
All that piece and parcel of the land bearing **Survey No.194/2** measuring **09 Guntas** situated at **Varthur Village**, Varthur Hobli, Bangalore East Taluk and bounded by:

East By : Remaining Land in Survey No.194/2 and Land in Survey No.194/7 of Varthur Village.
 West By : Gunjuru, Varthur and Balagere Village Boundary.
 North By : Land in Survey No.195 and remaining portion of Survey No.194/2 of Varthur Village.
 South By : Gunjuru Varthur Village Boundary and Land in Survey No.200/1 and 201/1 of Gunjuru Village.

ITEM NO. 6

All that piece and parcel of the land bearing **Survey No.194/6** measuring **16 Guntas** situated at **Varthur Village**, Varthur Hobli, Bangalore East Taluk and bounded by:

East By : Land in Survey No.194/3 of Varthur Village.
 West By : Land in Survey No.194/7 of Varthur Village.
 North By : Remaining portion of Land in Survey No.194/3 of Varthur Village.
 South By : Gunjuru Varthur Village Boundary and Land in Survey No.201/1 of Gunjuru Village.

| | | | |
|--|---|---|---|
|  L.A. JAYARAMA REDDY |  SUDHA |  J.HARISH KUMAR for himself and for his minor children at 4 and 5 |  SHYLA |
|  J.SOWMYA |  J.SAGAR for himself and his minor son at 10 |  SOWMYA.S |  KG and S School Trust Mr. Vivek Gaur Authorised Signatory for Lessee |



ಕರ್ನಾಟಕ ಸಂಖ್ಯೆ 8622-2022-23 ಮತ್ತು ಸಂಖ್ಯೆ 23 ✓


ITEM NO. 7


All that piece and parcel of the land bearing **Survey No.194/7** measuring **18 Guntas** situated at **Varthur Village**, Varthur Hobli, Bangalore East Taluk and bounded by:


East By : Land in Survey No.194/6 of Varthur Village.
West By : Land in Survey No.194/2 of Varthur Village.
North By : Land in Survey No.194 /1 of Varthur Village.
South By : Gunjuru Varthur Village Boundary and Land in Survey No.201/1 of Gunjuru Village.

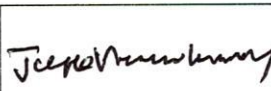
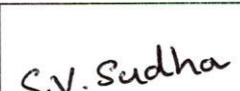






IN WITNESS WHEREOF, the parties hereto have set their respective hands to these presents on the day, month and year first mentioned.

WITNESSES

1. 
PRADEEP KUMAR.G
GUNJUR BLR-87

2. 
Ho Vindaraju
S/O JAYARAMA RAO
YEIMALORE
B - LORE - 37

Drafted by: 
Ginja.M
Advocate
KAR 812/99

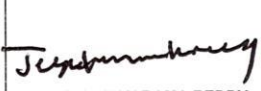
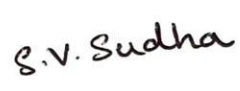


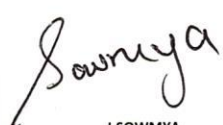
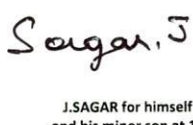
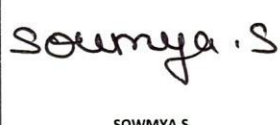

| | | | |
|--|---|---|---|
|  L.A. JAYARAMA REDDY |  SUDHA |  J.HARISH KUMAR for himself and for his minor children at 4 and 5 |  SHYLA |
|  J.SOWMYA |  J.SAGAR for himself and his minor son at 10 |  SOWMYA.S |  RG and S School Trust Mr. Vivek Garg Authorised Signatory for Lessee |



ANNEXURE-1
RENT

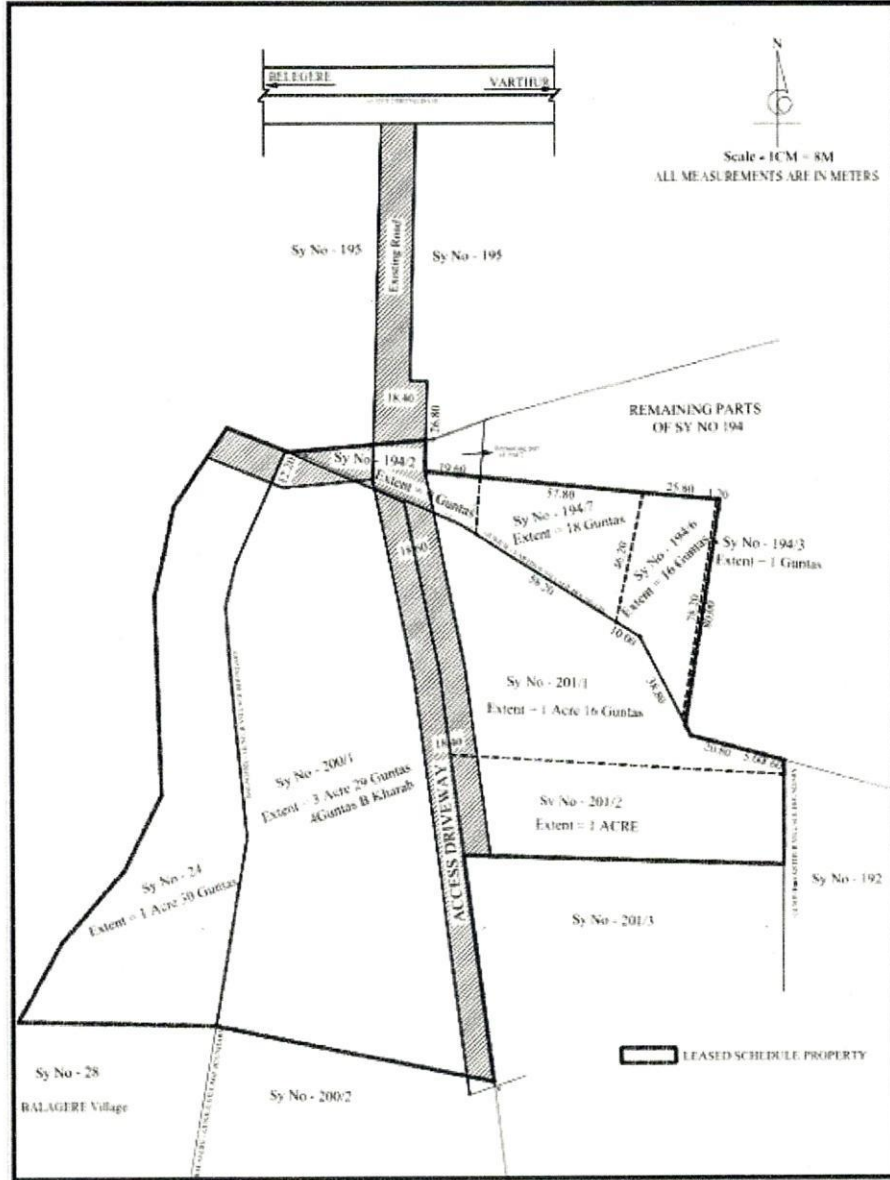
| Period | | | | | Enhancement of rent for the period | Rent Per Month in INR | Rent for 12 months in INR |
|----------|------|----|----------|------|------------------------------------|-----------------------|---------------------------|
| December | 2022 | to | November | 2023 | | 5,194,530 | 62,334,360 |
| December | 2023 | to | November | 2024 | 5% | 5,454,257 | 65,451,078 |
| December | 2024 | to | November | 2025 | 5% | 5,726,969 | 68,723,632 |
| December | 2025 | to | November | 2026 | 5% | 6,013,318 | 72,159,813 |
| December | 2026 | to | November | 2027 | 5% | 6,313,984 | 75,767,804 |
| December | 2027 | to | November | 2028 | 5% | 6,629,683 | 79,556,194 |
| December | 2028 | to | November | 2029 | 5% | 6,961,167 | 83,534,004 |
| December | 2029 | to | November | 2030 | 5% | 7,309,225 | 87,710,704 |
| December | 2030 | to | November | 2031 | 5% | 7,674,687 | 92,096,240 |
| December | 2031 | to | November | 2032 | 5% | 8,058,421 | 96,701,051 |
| December | 2032 | to | November | 2033 | 5% | 8,461,342 | 101,536,104 |
| December | 2033 | to | November | 2034 | 5% | 8,884,409 | 106,612,909 |
| December | 2034 | to | November | 2035 | 5% | 9,328,630 | 111,943,555 |
| December | 2035 | to | November | 2036 | 5% | 9,795,061 | 117,540,732 |
| December | 2036 | to | November | 2037 | 5% | 10,284,814 | 123,417,769 |
| December | 2037 | to | November | 2038 | 5% | 10,799,055 | 129,588,658 |
| December | 2038 | to | November | 2039 | 5% | 11,339,008 | 136,068,090 |
| December | 2039 | to | November | 2040 | 5% | 11,905,958 | 142,871,495 |
| December | 2040 | to | November | 2041 | 5% | 12,501,256 | 150,015,070 |
| December | 2041 | to | November | 2042 | 5% | 13,126,319 | 157,515,823 |
| December | 2042 | to | November | 2043 | 5% | 13,782,635 | 165,391,614 |
| December | 2043 | to | November | 2044 | 5% | 14,471,766 | 173,661,195 |
| December | 2044 | to | November | 2045 | 5% | 15,195,355 | 182,344,255 |
| December | 2045 | to | November | 2046 | 5% | 15,955,122 | 191,461,468 |
| December | 2046 | to | November | 2047 | 5% | 16,752,878 | 201,034,541 |
| December | 2047 | to | November | 2048 | 5% | 17,590,522 | 211,086,268 |
| December | 2048 | to | November | 2049 | 5% | 18,470,048 | 221,640,581 |
| December | 2049 | to | November | 2050 | 5% | 19,393,551 | 232,722,610 |
| December | 2050 | to | November | 2051 | 5% | 20,363,228 | 244,358,741 |
| December | 2051 | to | October | 2052 | 5% | 21,381,390 | 256,576,678 |

As per the agreement between the parties this Lease deed ends for the period of 29 years, 11 months i.e, from 01-12-2022 till 31-10-2052.

| | | | |
|--|---|---|--|
|  L.A. JAYARAMA REDDY |  SUDHA |  J.HARISH KUMAR for himself and for his minor children at 4 and 5 |  SHYLA |
|  J.SOWMYA |  J.SAGAR for himself and his minor son at 10 |  SOWMYA.S |  KG and S School Trust Mr.Vivek Garg Authorised Signatory for Lessee |



**ANNEXTURE-2
SKETCH**



| | | | |
|-------------------------|--|---|--|
| L.A. JAYARAMA REDDY | SUDHA | J.HARISH KUMAR for himself and for his minor children at 4 and 5 | SHYLA |
| J.SOWMYA | J.SAGAR for himself and his minor son at 10 | SOWMYA.S | RG and S School Trust Mr. Vivek Garg Authorised Signatory for Lessee |





ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 10125

ಕಛೇರಿ :- ಮಹದೇವಪುರ

Original

ದಿನಾಂಕ : 03/12/2022

M/S KG AND S SCHOOL TRUST REP BY ITS AUTHORISED SIGNATORIES SRI.VIVEK GARG
S/O KRISHAN GOPAL GARG - ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ
2022 - 23 ವರ್ಷದ ಪುಸ್ತಕ - 1 ಪುಸ್ತಕದ 8622 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣಿಗಾಗಿ

| | ರೂ. ವೈ. |
|----------------|------------------|
| ನೋಂದಣಿ ಶುಲ್ಕ | 692000.00 |
| ಸೇವಾ ಶುಲ್ಕ | 1500.00 |
| ಒಟ್ಟು : | 693500.00 |

Rs. 693500.00 ಚಲನ್ ಮೂಲಕ Challan No CR1222003000071922 Rs.693500/- dated
03/Dec/2022.

ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : ----- + 0
ಒಟ್ಟು : 693500.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಆರು ಲಕ್ಷ 'ತೊಂಬತ್'ಮೂರು ಸಾವಿರದ ಐದು ನೂರು)
ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 03/12/2022 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಸಚಿವರ ಕಛೇರಿ, ಮಹದೇವಪುರ,
ಉಪ-ನೋಂದಣಿ ಕಛೇರಿ,
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು

BK-I
8839
23-24

ಈ ದಸ್ತಾವೇಜು 7 ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ.
ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 8839/2023-24 ಪುಟ ಸಂಖ್ಯೆ 1

**:SHREE:
RECTIFICATION DEED**

THIS **RECTIFICATION DEED** IS EXECUTED ON THIS THE NINTH DAY OF FEBRUARY, TWO THOUSAND AND TWENTY FOUR (09/02/2024) AT BENGALURU.

BETWEEN:

SRI. L.A. JAYARAMA REDDY,
S/o Late Sri. Lakkur Abbaiah Reddy,
Aged about 74 years,
Aadhaar No.6187 0593 1419
Residing at: No. 299, Balagere Road,
Balagere Village, Varthur Hobli,
Bangalore East Taluk, Bengaluru-560087.

Hereinafter referred to as the "**LESSOR**", (which expression shall, where the context admits, be deemed to mean and include his respective legal heirs, legal representatives, administrators and permitted assigns) of the **OF THE FIRST PART**;

AND:

M/s. KG and S SCHOOL TRUST,
having its registered Office at:
CAP-1, EOIZ, Export Promotion Industrial Park,
Whitefield, BENGALURU-560066,
PAN No.AAFTK0521M.

A public trust registered under **Deed of Trust** bearing **Doc.no.MDP-4-00315-2022-23, Book 4, Stored in CD No MDPD1205, dated 03.10.2022**, in the office of Sub-registrar Mahadevapura, represented by its Authorized Signatories, **Sri. Vivek Garg, S/o Sri. Krishan Gopal Garg**, aged around 45 years,

Hereinafter referred to as the "**LESSEE**"(which expression shall, where the context admits, be deemed to mean and include its trustees, representatives, administrators, authorised representatives and permitted assignees) **OF THE SECOND/ OTHER PART**;

The Lessor 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.

[Handwritten Signature]



ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 8839 2023-24 ಪುಟ ಸಂಖ್ಯೆ 2



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. KG and S SCHOOL TRUST, represented by its Authorized Signatories, Sri. Vivek Garg, S/o Sri. Krishan Gopal Garg Rep SPA Holder Mr.Sameer Mathur S/o Vijay Kumar Mathur ಇವರು ₹500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

| ಪ್ರಕಾರ | ಮೊತ್ತ (ರೂ.) | ಹಣದ ಪಾವತಿಯ ವಿವರ |
|-----------|-------------|---|
| E-Payment | 100.00 | Online Challan Reference Number RG0224000006559830 Dated:09/02/2024 |
| E-Payment | 400.00 | Online Challan Reference Number RG0224000006559830 Dated:09/02/2024 |
| Total: | 500.00 | |

ಸ್ಥಳ : ಮಹದೇವಪುರ

ದಿನಾಂಕ: 09/02/2024

ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಮಹದೇವಪುರ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.



WITNESSETH AS FOLLOWS:

WHEREAS the Lessor and his family members and Lessee have entered into a Lease Deed dated 01.12.2022, registered on 03.12.2023, as Document No. MDP-1-08622-2022-23, Book 1, stored in CD No.MDPD128, registered in the office of Sub-registrar Shivajinagara (Mahadevapura), Bangalore with regards to the land bearing **Survey No.24, measuring 01 Acre 30 Guntas**, situated at **Balagere Village**, Varthur Hobli, Bangalore East Taluk; **Survey No.200/1, measuring 03 Acres 29 Guntas**, **Survey No.201/1, measuring 01 Acre 16 Guntas**, and **Survey No. 201/2, measuring 01 Acre** situated at **Gunjuru Village**, Varthur Hobli, Bangalore East Taluk; **Survey No.194/2, measuring 09 Guntas**, **Survey No.194/6, measuring 16 Guntas**, and **Survey No.194/7, measuring 18 Guntas** situated at **Varthur Village**, Varthur Hobli, Bangalore East Taluk; **totally measuring 8 Acres 38 Guntas**, hereunder and hereinafter referred to as the Item No.1 to 7 and are more fully described in the schedule hereunder and hereinafter referred to as the **SCHEDULE PROPERTY**.

WHEREAS, the term of the lease of Schedule Property is **wrongly mentioned as `Twenty Nine Years Eleven Months (29 Years and 11 Months) commencing from 01.12.2022 and expiring on 31.10.2052` in lieu of the incorrect narration, which has to be `Thirty Years (30 Years) commencing from 01.12.2022 and expiring on 30.11.2052` not exceeding Thirty Years** and the said typographical mistake has been detrimental for the Lessee for procurement of the license and compliance from the competent /statutory authorities and to run their business / activity effectively.

AND WHEREAS, the Lessee herein has approached and requested the Lessor for the correction of the above said typographical mistake and facilitate for procurement of the license and compliances from the competent/statutory authorities and to run their business/ activity effectively.

WHEREAS, the Lessor herein is also convinced that the above said mistake has to be corrected and is very much essential to give true effect to the above said Lease Deed dated 01.12.2022 and hence, have agreed with the Lessee herein to come forward and execute this Rectification Deed for the said Lease Deed dated 01.12.2022.

NOW THIS RECTIFICATION DEED WITNESSETH AS FOLLOWS:

1. That in pursuance of the above, the Lessors herein and the Lessee hereby have agreed to rectify the above mistake and declare that in the said **Lease Deed dated 01.12.2022, registered on 03.12.2023, as Document No. MDP-1-08622-2022-23, Book 1, stored in CD No.MDPD128, registered in the office of Sub-registrar Shivajinagara (Mahadevapura), Bangalore**, the term of the Lease is rectified as **`Thirty Years (30 Years) commencing from 01.12.2022 and expiring on 30.11.2052 not exceeding Thirty Years`**.
2. Under the Lease Deed dated 01.12.2022, registered on 03.12.2023, as Document No. MDP-1-08622-2022-23, Book 1, stored in CD No.MDPD128, registered in the office of Sub-registrar Shivajinagara (Mahadevapura), Bangalore, where ever the term of the lease has been mentioned as 29 Years 11 months shall hereafter be rectified and read as **`Thirty Years (30 Years) commencing from 01.12.2022 and expiring on 30.11.2052 not exceeding Thirty Years`**.








ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 8839-2023-24 ಪುಟ ಸಂಖ್ಯೆ 4 ✓

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- MDP-1-08839-2023-24

ಮಹದೇವಪುರ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 09/02/2024 ರಂದು 12:07:49 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ | ₹ ರೂ.ಪೈ |
|-------------|--------------|---------|
| 1 | ನೋಂದಣಿ ಶುಲ್ಕ | 200.00 |
| 2 | ಸೇವಾ ಶುಲ್ಕ | 280.00 |
| | ಒಟ್ಟು | 480.00 |






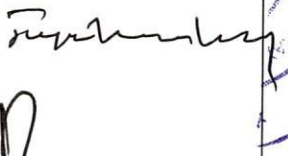
Sri .M/s. KG and S SCHOOL TRUST, represented by its Authorized Signatories, Sri. Vivek Garg, S/o Sri. Krishan Gopal Garg Rep SPA Holder Mr.Sameer Mathur S/o Vijay Kumar Mathur ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೋ | ಹೆಚ್ಚೆಟ್ಟಿನ ಗುರುತು | ಸಹಿ |
|-------------|---|---|---|--|
| 1 | Sri .M/s. KG and S SCHOOL TRUST, represented by its Authorized Signatories, Sri. Vivek Garg, S/o Sri. Krishan Gopal Garg Rep SPA Holder Mr.Sameer Mathur S/o, Vijay Kumar Mathur , 51, Resident of: , CAP-1, EOIZ, Export Promotion Industrial Park, Whitefield, BENGALURU, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560066 (Presenter) |  |  Left Thumb |  |

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೋ | ಹೆಚ್ಚೆಟ್ಟಿನ ಗುರುತು | ಸಹಿ |
|-------------|--|---|---|---|
| 1 | Sri .M/s. KG and S SCHOOL TRUST, represented by its Authorized Signatories, Sri. Vivek Garg, S/o Sri. Krishan Gopal Garg Rep SPA Holder Mr.Sameer Mathur S/o Vijay Kumar Mathur, , 51, Resident of: , CAP-1, EOIZ, Export Promotion Industrial Park, Whitefield, BENGALURU, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560066 (Claimant) |  |  Left Thumb |  |
| 2 | Sri . L.A. JAYARAMA REDDY, S/o Late Sri. Lakkur Abbaiah Reddy, , 74, Resident of: , No. 299, Balagere Road, Balagere Village, Varthur Hobli, Bangalore , Bengaluru East, BENGALURU URBAN, KARNATAKA - 560087 (Executant) |  |  Left Thumb |  |

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

ದಾಖಲೆ ಸಂಖ್ಯೆ 8839/2023-24 ಮತ್ತು ಸಂಖ್ಯೆ 5 ✓

3. All other terms of the Lease Deed dated 01.12.2022, registered on 03.12.2023, as Document No. MDP-1-08622-2022-23, Book 1, stored in CD No.MDPD128, registered in the office of Sub-registrar Shivajinagara (Mahadevapura), Bangalore shall stand unchanged.

SCHEDULE PROPERTY

(PROPERTY BELONGING TO THE LESSOR)

ITEM NO. 1

All that piece and parcel of the land bearing **Survey No.24** measuring **1 Acre 30 Guntas** situated at **Balagere Village**, Varthur Hobli, Bangalore East Taluk and bounded by:

East By : Balagere Gunjuru Village Boundary and Land in Survey No.200/1 of Gunjuru Village
West By : Road/ Halla
North By : Land in Survey No.19 of Balagere Village.
South By : Land in Survey No.28 of Balagere Village.

ITEM NO. 2

All that piece and parcel of the land bearing **Survey No.200/1** measuring **3 Acre 29 Guntas** situated at **Gunjuru Village**, Varthur Hobli, Bangalore East and bounded by:

East By : Land in Survey No.201/1, 201/2 and 201/3 of Gunjuru Village.
West By : Balagere Gunjuru Village Boundary and Land in Survey No.24 of Balagere Village.
North By : Gunjuru Varthur Village Boundary and Land in Survey No.194/2 of Varthur Village.
South By : Land in Survey No.200/2 of Gunjuru Village.

ITEM NO. 3

All that piece and parcel of the land bearing **Survey No.201/1** measuring **1 Acre 16 Guntas** situated at **Gunjuru Village**, Varthur Hobli, Bangalore East Taluk and bounded by:

East By : Gunjuru Varthur Village Boundary and Land in Survey No.192 of Varthur Village.
West By : Land Survey No.200/1 of Gunjuru Village.
North By : Gunjuru Varthur Village Boundary and land in Survey No.194/3 of Varthur Village.
South By : Land in Survey No.201/2 of Gunjuru Village.

ITEM NO. 4

All that piece and parcel of the land bearing **Survey No.201/2** measuring **1 Acre** situated at **Gunjuru Village**, Varthur Hobli, Bangalore East Taluk and bounded by:

East By : Gunjuru Varthur Village Boundary and land in Survey No.192 of Varthur Village.
West By : Land in Survey No.200/1 of Gunjuru Village.
North By : Land in Survey No.201/1 of Gunjuru Village.
South By : Land in Survey No.201/3 of Gunjuru Village.

[Handwritten Signature]



ವಸ್ತುವೇಜು ಸಂಖ್ಯೆ 8839 2023-24 ಪುಟ ಸಂಖ್ಯೆ 6 ✓

ಗುರುತಿಸುವವರು


| SR.No | Identifier Name | Address | ಸಹಿ |
|-------|--|---|----------|
| 1 | J Harish Kumar S/o L A Jayarama Reddy (Identifier) | No 299 ,Balager, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560087 | J. Kumar |
| 2 | Ashik S/o Gurappa (Identifier) | ,,EPIP Area Whitefield, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560066 | Ashik |

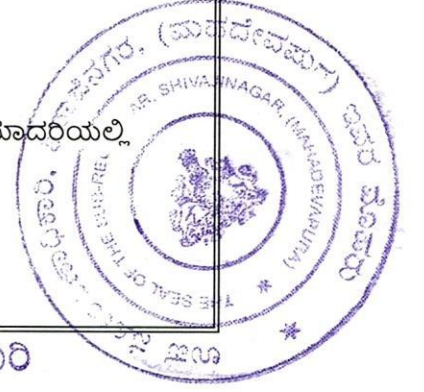
ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಮಹದೇವಪುರ

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ

ಮಹದೇವಪುರ ಬೆಂಗಳೂರು.


1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ MDP-1-08839-2023-24 ಆಗಿ
ದಿನಾಂಕ 09/02/2024 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ
ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಹೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ



ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.



ITEM NO. 5

All that piece and parcel of the land bearing **Survey No.194/2** measuring **09 Guntas** situated at **Varthur Village**, Varthur Hobli, Bangalore East Taluk and bounded by:

East By : Remaining Land in Survey No.194/2 and Land in Survey No.194/7 of Varthur Village.
West By : Gunjuru, Varthur and Balagere Village Boundary.
North By : Land in Survey No.195 and remaining portion of Survey No.194/2 of Varthur Village.
South By : Gunjuru Varthuru Village Boundary and Land in Survey No.200/1 and 201/1 of Gunjuru Village.

ITEM NO. 6

All that piece and parcel of the land bearing **Survey No.194/6** measuring **16 Guntas** situated at **Varthur Village**, Varthur Hobli, Bangalore East Taluk and bounded by:

East By : Land in Survey No.194/3 of Varthur Village.
West By : Land in Survey No.194/7 of Varthur Village.
North By : Remaining portion of Land in Survey No.194/3 of Varthur Village.
South By : Gunjuru Varthur Village Boundary and Land in Survey No.201/1 of Gunjuru Village.


ITEM NO. 7


All that piece and parcel of the land bearing **Survey No.194/7** measuring **18 Guntas** situated at **Varthur Village**, Varthur Hobli, Bangalore East Taluk and bounded by:

East By : Land in Survey No.194/6 of Varthur Village.
West By : Land in Survey No.194/2 of Varthur Village.
North By : Land in Survey No.194 /1 of Varthur Village.
South By : Gunjuru Varthur Village Boundary and Land in Survey No.201/1 of Gunjuru Village.

IN WITNESS WHEREOF, the parties hereto have set their respective hands to these presents on the day, month and year first mentioned.

WITNESSES



1. 
No.299, Balagere Road.
Bengaluru - 560087

2. 
Whitefield
B'lore-560066


Drafted by:
Ginja M
Advocate
KAR 812/1999
Bangalore - 66



L. A. Jayarama Reddy
(Lessor)

KG and S School Trust


Mr. Vivek Garg
Authorised Signatory
(Lessee)

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt Number: 1823301

ಕಛೇರಿ: Mahadevapura

Original Copy

ದಿನಾಂಕ: 09/02/2024

Sri .M/s. KG and S SCHOOL TRUST, represented by its Authorized Signatories, Sri. Vivek Garg, S/o Sri. Krishan Gopal Garg Rep SPA Holder Mr.Sameer Mathur ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2023 - 2024 ವರ್ಷದ ಪುಸ್ತಕ - 1 ಪುಸ್ತಕದ 08839 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣೆಗಾಗಿ

| | |
|----------------------------|---------|
| ನೋಂದಣಿ ಶುಲ್ಕ : | ₹200.00 |
| ಸೇವಾ ಶುಲ್ಕ : | ₹280.00 |
| ಹೆಚ್ಚುವರಿ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : | ₹400.00 |
| ಒಟ್ಟು: | ₹880.00 |

Rs 880 Paid through E-Payment

ಒಟ್ಟು: ₹880.00

(ಅಕ್ಷರದಲ್ಲಿ) ರೂ, Eight Hundred Eighty Rupees

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 09/02/2024 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ: Mahadevapura

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ

ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

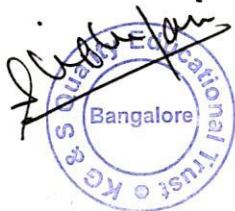
DECLARATION

That the **KG and S Quality Educational Trust**, having its office at CAP 1, EOIZ, Export Promotion Industrial Park, Whitefield, Bangalore- 560 066, Karnataka, India, is a Public Charitable Trust for imparting quality education having formed on 12.05.2017 with the objective to establish and run educational institutions, Research Centres and all or any Educational Institutions in order to spread education in all its forms both in the Urban and Rural areas.

That NPS-NVT Institute of Advanced Technological Studies has made an application vide dated 27.10.2023, for the formation of Deemed to be University under Distinct Category with a focus on Defence and Advanced Technology through trusts as sponsoring bodies namely, **1) NVT Quality Educational Trust**, **2) KG and S Quality Educational Trust**, and **3) KG and S School Trust** all based in Bangalore.

That the applicant cluster of the three sponsoring bodies namely, **1) NVT Quality Educational Trust** having its registered office at Sy. No. 88, Chembanahalli, Near Dommasandra Circle, Sarjapur Road, Bangalore—562125; **2) KG and S Quality Educational Trust**, having its office at CAP 1, EOIZ, Export Promotion Industrial Park, Whitefield, Bangalore- 560 066, Karnataka, India and **3) KG and S School Trust**, having its office at CAP 1, EOIZ, Export Promotion Industrial Park, Whitefield, Bangalore- 560 066, Karnataka, India are the sponsoring bodies as defined under para 2(29) of the UGC (Institutions Deemed to be Universities) Regulations 2023. The cluster of three sponsoring bodies as referred to above have the same members as trustees and registered offices and have formed a new trust in the name of the proposed Deemed to be university namely, NPS-NVT Institute of Advanced Technological Studies as mandated under para 7(2) of the UGC Regulations.

That KG and S Quality Educational Trust, has been in exclusive possession and enjoyment of land measuring 4.575 Acres and is converted for educational purposes, out of which land measuring 2.71 Acres has been earmarked for the establishment of Deemed to be University.



That the KG and S Quality Educational Trust, has with effect from 25.03.2025 a Fixed deposit amount of Rs 27,00,00,000/- (Rupees Twenty Seven Crores Only) in its Account No.43942681636, at State Bank of India, Whitefield Branch and same shall be exclusively used towards the infrastructure development, operation and expenses of the proposed Deemed to be university namely, NPS-NVT Institute of Advanced Technological Studies.

The above assets shall be made available without any rental or other such charges and shall not be leased or otherwise disposed off without the prior permission of the UGC and all expansion in the future shall be undertaken by NPS-NVT Institute of Advanced Technological Studies, the trust exclusively established for the Deemed to be University.

That this declaration/affidavit is true, that it conceals nothing and no part of it is false.

DATED: 02.07.2025

Deponents:

KG and S Quality Educational Trust


(Trustees)


(1) Pallavi Jain


(2) Shikha Jain

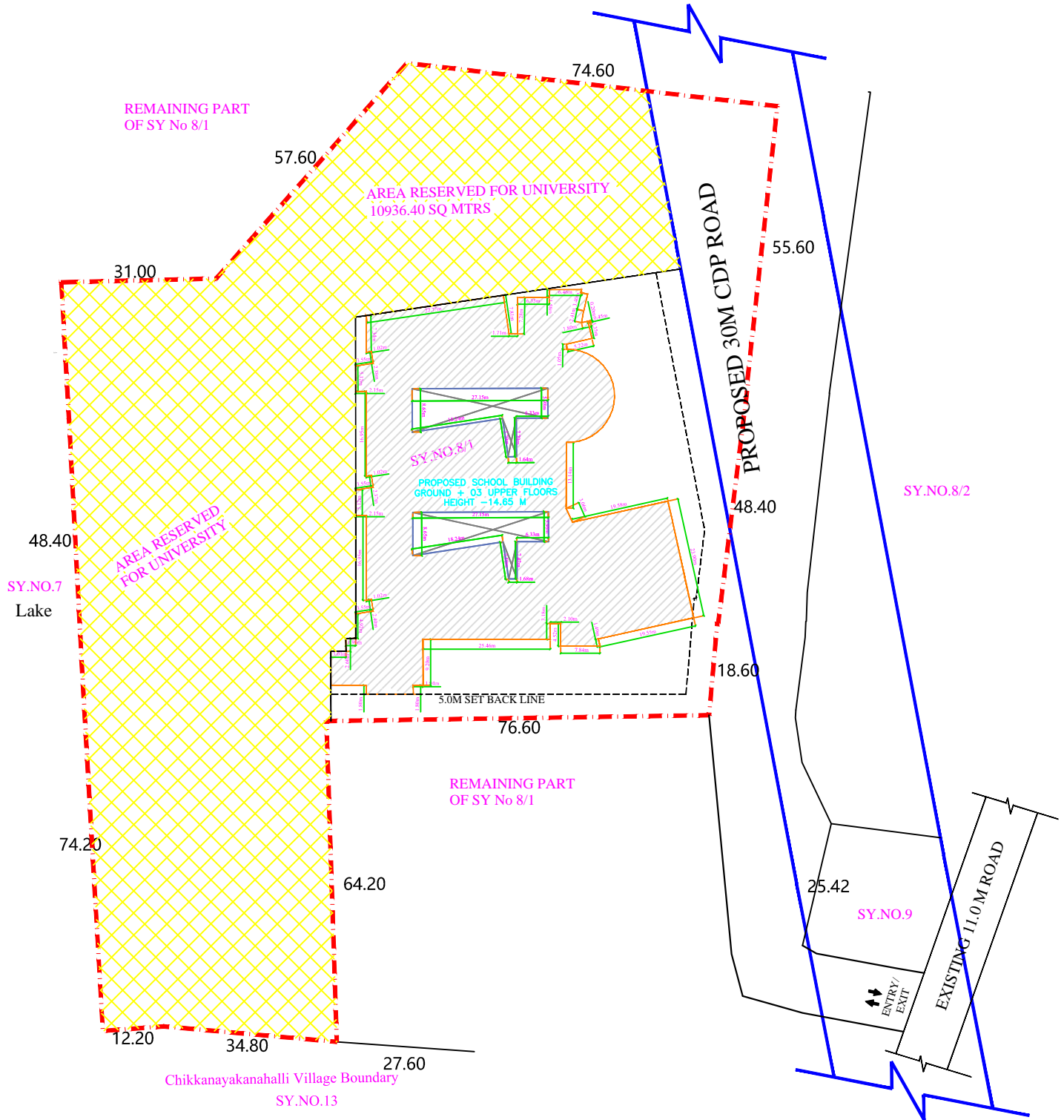

(3) Shilpa Jain



SWORN TO BEFORE ME

J. ANAND KUMAR, B.A., LL.B.,
ADVOCATE & NOTARY
GOVT. OF INDIA
No.2, Ananda Nilaya, Vinobhanagar,
H. Siddaiah Road, Bangalore-560027.

GOVT. OF KARNATAKA
HAS DISCONTINUED THE
USE OF STAMPS W.E.F. 1-4-2003

CONSTITUENT CAMPUS -2



3



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

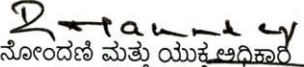
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ KG and S Quality Educational Trust Rep by its Authorised Signatory Nitin Garg ,
ಇವರು 1911904.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

| ಪ್ರಕಾರ | ಮೊತ್ತ (ರೂ.) | ಹಣದ ಪಾವತಿಯ ವಿವರ |
|--------------------|-------------|--|
| ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ. | 1911894.00 | DD No 055406 Rs.1911894/- dated 25/Mar/2021 drawn on AXIS BANK,WHITEFIELD (BANGALORE). |
| ನಗದು ರೂಪ | 10.00 | By Cash |
| ಒಟ್ಟು : | 1911904.00 | |

ಸ್ಥಳ : ಮಹದೇವಪುರ

ದಿನಾಂಕ : 26/03/2021


ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
(ಮಹದೇವಪುರ)

Designed and Developed by C- DAC Pune.

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು

ನೋಂದಣಿ (2021)

7. **SRI H.A. SRINIVASA,**
S/o Late Abbaiah Reddy, aged 61 years,
8. **SRI. KARTHIK H. S,**
S/o Sri. H. A. Srinivasa, aged 29 years
9. **SRI ABHISHEK. H. S.**
S/o Sri. H. A. Srinivasa, aged 27 years

All are residing at:
03, 26th Main, Sector 1, HSR Layout,
BENGALURU -560102

HEREINAFTER COLLECTIVELY REFERRED to as the "**LESSORS**", (which expression shall, where the context admits, be deemed to mean and include their respective legal heirs, legal representatives, administrators and permitted assigns) of the **OF THE FIRST PART;**

AND

M/s. KG and S Quality Educational Trust,
having its registered office at:
CAP-1, EOIZ, Export Promotion Industrial Park,
Whitefield, BENGALURU 560066,

Represented by its Authorized Signatory, jointly or severely:

- (a). **Sri. NITIN GARG,**
Son of Sri. Krishan Gopal Garg, aged 45 years,
- (b). **SRI TANUJ GARG,**
Son of Sri. Krishan Gopal Garg 39 years,

HEREINAFTER REFERRED to as the "**LESSEE**" (which expression shall, where the context admits, be deemed to mean and include its trustees, representatives, administrators, authorised representatives and permitted assignees) **OF THE SECOND/ 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.

WITNESSETH AS FOLLOWS:

WHEREAS the Lessors have come in contact with the Lessee and they came to know that the Lessee are looking for suitable place for commencement of an educational institution. The Lessors represented to the Lessee about their right, interest, title and ownership over the land bearing Survey No. 8/1, measuring 8 Acres including 3 Guntas kharab, situated at **Chikkanahalli Village, Varthur (2) Hobli, Bangalore East Taluk** having acquired the property by the First Party through inheritance, vide IHC No. 5/1995-96 from Late Shri. Chikkaabbaiah S/o Patel Munishamappa who had acquired the said

Abbaiah
Karthik
Tanuj
KG & S

V. Harish
S. A. J. S. V. S.
H. S. K.

Abhishek

MAI
Tanuj

2



ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 90632020-21ರ ಪುಟ ಸಂಖ್ಯೆ. A

Print Date & Time : 26-03-2021 06:31:41 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 9063

ಮಹದೇವಪುರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 26-03-2021 ರಂದು 04:15:34 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ | ರೂ. ಪೈ |
|-------------|------------------|-----------|
| 1 | ನೋಂದಣಿ ಶುಲ್ಕ | 318649.00 |
| 2 | ಸೇವಾ ಶುಲ್ಕ | 945.00 |
| 3 | ಪರಿಶೀಲನಾ ಶುಲ್ಕ | 100.00 |
| 4 | ದ್ವಿ ಪ್ರತಿ ಶುಲ್ಕ | 100.00 |
| | ಒಟ್ಟು : | 319794.00 |

ಶ್ರೀ KG and S Quality Educational Trust Rep by its Authorised Signatory Nitin Garg ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

| ಹೆಸರು | ಫೋಟೊ | ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು | ಸಹಿ |
|--|------|--------------------|-----|
| ಶ್ರೀ KG and S Quality Educational Trust Rep by its Authorised Signatory Nitin Garg | | | |

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ದೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೊ | ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು | ಸಹಿ |
|-------------|--|------|--------------------|-----|
| 1 | KG and S Quality Educational Trust Rep by its Authorised Signatory Nitin Garg . ಬಿನ್ Krishan Gopal Garg (ಬರೆಸಿಕೊಂಡವರು) | | | |
| 2 | KG and S Quality Educational Trust Rep by its Authorised Signatory Tanuj Garg . ಬಿನ್ Krishan Gopal Garg (ಬರೆಸಿಕೊಂಡವರು) | | | |

ಇದರ
INAGAR (MAHARAJAN)
ದಿನಾಂಕ

| ಕ್ರಮ | ಹೆಸರು | ಫೋಟೊ | ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು | ಸಹಿ |
|------|-------|------|--------------------|-----|
|------|-------|------|--------------------|-----|

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ದೆಂಗಳೂರು

property under a registered Sale Deed 02/02/1942, Doc.No.2512/1942, Book No.1, Volume No.573, Pages 179 to 181, registered at the Office of the Sub-Registrar, Bengaluru and executed by Gurappa, S/o Sarakki Nanjappa in favour of Shri. Chikkaabbaiah, S/o Patel Munishamappa namely the agricultural land bearing Survey No.8/1, situated at Chikkanahalli Village, Varthur Hobli (2), Bangalore East Taluk and thus the First Party became the absolute owners of the said property. The aforesaid property is more fully described in the schedule hereunder and hereinafter referred to as the "A" SCHEDULE PROPERTY.

AND WHEREAS on assurance and representation of the rights, interests, title and ownership given by Lessor to the Lessee over the "A" Schedule Property, and Lessee representing to the Lessors that it is a Public Trust formed under the Provisions of the Indian Trust Act, 1882 and it is desirous of establishing an educational institution over a portion of the "A" Schedule Property. Accordingly the Lessee has approached the Lessors and the Lessor has accepted for giving a portion of the "A" Schedule Property in favour of the Lessee, for the purpose of establishing the educational institution for a period of atleast thirty (30) years from the date of commencement of its educational activities over a portion of the "A" Schedule Property namely the vacant land measuring 4 Acres 23 Guntas, morefully described in the schedule hereunder and hereinafter referred to as the "B" SCHEDULE PROPERTY. The subject matter of this Lease is only in respect of "B" Schedule Property, along with the access rights as defined hereunder and as depicted in Annexure B of this deed, with a right to build at its own costs, and own the structures over the "B" Schedule Property for the purposes of running educational institution by the Lessee.

AND WHEREAS the Lessors after considering the request of the Lessee, have agreed to lease the "B" Schedule Property in favour of the Lessee with a right to build at its own costs and own structures over the "B" Schedule Property.

AND WHEREAS the family members from SL Nos. 2, 3, 5, 6, 8 and 9 and the minor children represented by their natural guardian at SL. Nos. 2(a), 3(a) and 5(a) and 5(b) are made parties to this Deed for betterment of title and to confirm the rights, interests, title and ownership of their respective parents and their authority/power to give the "B" Schedule Property on lease to the Lessee under this Lease Deed. The nature of the "B" Schedule Property as on date is an agricultural land. The Lessee have instructed the Lessors to secure necessary Orders for change of land use from the revenue authorities and they will compensate the Lessors with regard to the cost, expenses incurred by them for the purposes of securing the Orders with regard to change of land use to enable the Lessee at their costs secure necessary sanctions, permissions, licences for the purposes of putting up construction over the "B" Schedule Property to enable them to establish educational institution over the "B" Schedule Property.

AND WHEREAS the Lessors have accepted the aforesaid request of the Lessee, the Lessors have assured the Lessee that they will take necessary steps to apply for change of land use namely from agricultural use to non agricultural educational use to the Revenue Authorities and inform the periodical development in this regard to the Lessee subject to Lessee bearing all the expenses connected with change of land use to enable the Lessee to put up construction over the "B" Schedule Property.



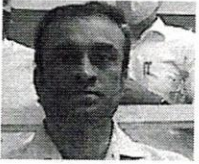









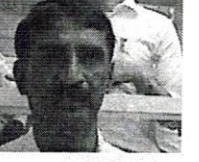



Attest
Chikkaabbaiah
Tanah
S/o K. R. S. S. S.

Attest
S/o K. R. S. S. S.
S/o K. R. S. S. S.

Attest
S/o K. R. S. S. S.



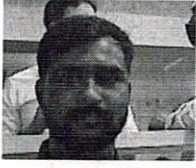


Attest
S/o K. R. S. S. S.

| ಸಂಖ್ಯೆ | | | | |
|--------|---|---|--|-----------------------|
| 3 | Rajanna. A S/o Late. Abbaiah Reddy . (ಬರೆದುಕೊಡುವವರು) |  |  | <i>A. Rajanna</i> |
| 4 | Mahesh. R S/o Rajanna. A for self and Minor Natural Gurdian for Atharva Ishaan Reddy . (ಬರೆದುಕೊಡುವವರು) |  |  | <i>Mahesh R.</i> |
| 5 | Rakesh. R. S/o Rajanna. A for Self and Minor Natural Gurdian for Shreshta . (ಬರೆದುಕೊಡುವವರು) |  |  | <i>Rakesh</i> |
| 6 | Vijay Kumar S/o Late. Abbaiah Reddy . (ಬರೆದುಕೊಡುವವರು) |  |  | <i>Vijay Kumar</i> |
| 7 | Harish. V S/o Vijay Kumar for Self and Minor Natural Gurdian for Rachana, & Ajay . (ಬರೆದುಕೊಡುವವರು) |  |  | <i>V. Harish</i> |
| 8 | Gowramma Rep by GPA Holder Rajanna. A . (ಬರೆದುಕೊಡುವವರು) |  |  | <i>A. Rajanna</i> |
| 9 | H.A. Srinivasa S/o Late. Abbaiah Reddy . (ಬರೆದುಕೊಡುವವರು) |  |  | <i>H.A. Srinivasa</i> |
| 10 | Karthik. H.S. S/o H.A. Srinivasa . (ಬರೆದುಕೊಡುವವರು) |  |  | <i>H.S. Karthik</i> |

Rajanna

ಉಪ ನಿರೀಕ್ಷಕರಾದ -
ವಹದೇವಪುರ, ಬೆಂಗಳೂರು



| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೋ | ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು | ಸಹಿ |
|-------------|--|---|--|---|
| 11 | Abhishek. H. S. S/o H.A. Srinivasa . (ಬರೆದುಕೊಡುವವರು) |  |  |  |

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 9063 2020-21ರ ಪುಟ ಸಂಖ್ಯೆ 8

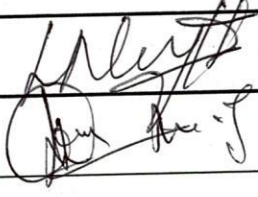
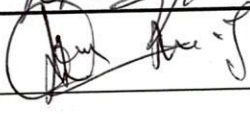
Rocandy ಸಿಬ್ಬೆ ರಜಿಸ್ಟ್ರಾರ್

ಉಪ ನಿರೀಂದನಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

ಇದೇ ಜಿಲ್ಲಾ
THE SEAL OF THE SUB-REGISTRAR
BENGAURU

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 90632020-21ರ ಪುಟ ಸಂಖ್ಯೆ 10

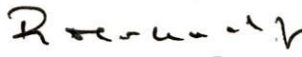
ಗುರುತಿಸುವವರು

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು ಮತ್ತು ವಿಳಾಸ | ಸಹಿ |
|-------------|---|---|
| 1 | Manjunath S/o Lakshmanappa Kajisonnenahalli, Bidarahalli, BETQ |  |
| 2 | Govindaraju S/o Jayaram Raju Yamalur Bangalore |  |


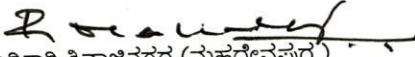


ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು

No Difference Between Original and Duplicate Copy



ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

| | |
|--|---|
| <p style="text-align: center;"> 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ MDP-1-09063-2020-21 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ MDPD816 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 26-03-2021 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p style="text-align: center;"> ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಮಹದೇವಪುರ)</p> |  |
|--|---|

Designed and Developed by C-DAC, ACTS, Pune

ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.
ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.




4. Rent:

- 4.1 The Lessee shall pay to the Lessors a monthly rent (the "Rent") at a rate of Rs.12/- (Rupees Twelve Only) per square feet per month in respect of Land Area namely "B" Schedule Property. For portion of the "B" Schedule Property being used for the purposes of road, such area should be deducted for the purposes of computation of rent per square feet from the aforesaid extent. In so far as the payment of monthly rent by the Lessee to the Lessors is concerned, the Lessee have to pay from the date on which the Lessee commences session of the school/educational institution that is from 1st May 2022 (the "Rent Commencement Date"), irrespective of status of completion of the school building. The period until commencement of school that is until 31st April 2022 shall be rent free period and no rent shall be paid for this period.
- 4.2 The Lessee shall survey and measure the "B" Schedule Property or portions thereof being taken on lease so as to ascertain the exact location, extent and other details thereof and calculate the rent and security deposit based on that area. The "B" Schedule Property shall be based on the Sketch annexed to this Deed. There is a proposal with regard to development of Road of 18 MTS to 24 MTS on the eastern side of the "B" Schedule Property, based on available CDP information. It has been agreed by the Lessors to have an 18 MTS private road on East Side of property, until the formation of this proposed road. This private road access of 18 MTS shall be used for the access for only these three portions of the "A" Schedule Property that include two portions marked as 1 and 3 in the annexed sketch and the portion 2 which is the "B" Schedule Property. In addition, the Lessors shall obtain an access of atleast 12 MTS from south of the Someshwara Temple for the exclusive usage for only the three portion of the property. Until the formation of the proposed road, the Lessors shall use these access and shall be permitted to put up their gate in front of this access of 12 MTS besides the Someshwara temple. This access shall be retained as is until the formation of the proposed road and shall be only used for the purpose of access to the three portions of the property and the rent includes this right of access with no additional rent payable towards these accesses. That on formation of the proposed road, the Lessors shall use access directly from the road assuming that the proposed road is part of the entire eastern side of the "B" Schedule Property. The Lessors assures that they shall put to use the two remaining portion (portion 1 and 3 as per the annexed sketch) of the "A" Schedule Property only for such usage that are permitted by law around the vicinity of the school/ educational institution.
- 4.3 In absence of the proposed 18 MTS road, if the road is not formed within 3 years of Rent Commencement Date, the rental shall be revised downwards by an amount of Rupees 2/- (Rupee Two) per square feet along with corresponding escalation, and this amount shall remain reduced until such time the road is formed. The access as per the annexed sketch shall continue without any disturbance.
- 4.4 In case of any hindrance in the construction of the building, due to any stay/ injunction etc. or due to any physical hindrance that delays the completion of the building, or in case of not being able to commence construction due to non compliance of agreed terms by the Lessor within three (3) months of the signing of this Deed, the rent shall be correspondingly be delayed and the commencement of Rent Commencement Date shall begin from the next academic year.

At J...
Mahar...
T...
...

V. Harish
S...
H...
...

Abhishek
MA
T...


- 4.5 It is hereby understood and agreed by the Lessors and Lessee that the "Lock in period" for this Lease shall be a period of thirty (30) years from the commencement of the school/ educational institution, and neither Party can terminate this Deed under this lock in period.
- 4.6 The Lessee shall deduct the Tax Deducted at Source (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 and the TDS certificate shall be provided for assessment purpose.
- 4.7 The monthly Rent shall be exclusive of GST and the Lessee shall if applicable to the Lessors pay the GST promptly every month without default to the Lessors. All direct taxes (Income Tax) on the Rents and other sums, if any, on amounts paid by the Lessee to the Lessors shall be borne by the Lessors only.
- 4.8 The Lessors shall after the Lease Commencement Date, inter-se agrees on the proportion in which each of the Lessor shall share the Rent and intimate the same to the Lessee in writing. The rent shall be credited to the Bank Accounts of the Lessors. If the Lessors intends to change the Bank accounts for any reasons the Lessors shall intimate the same to the Lessee by giving sufficient written notice in advance to the Lessee to enable the Lessee to pay the rent without any default.
- 4.9 The Lessee shall pay the above-mentioned rent on or before 10th day of every month subsequent to the month for which the same is due and payable. The Rent shall be subject to deduction of tax at source 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 twelve (12) % per annum as and when it falls due.
- 4.10 The Rent shall stand increased annually by **Three and Half Percent (3.5 %)** for every year. Such escalation shall be calculated on the monthly Rent paid during the immediately preceding previous 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 interest free security deposit to the Lessors a sum which is equivalent to Rent for a period of Six (06) months, (hereinafter referred to as "**Security Deposit**") calculated in the following manner:-

5.1.1 At the rate of Rupees Twelve (Rs. 12/-) per SFT for the land Extent in the "B" Schedule Property,

5.1.2 The Lessee has this day paid a sum of **1,43,48,664/- (Rupees One Crore Forty Three Lakhs Forty Eight Thousand Six Hundred and Sixty Four)** as refundable security deposit as under :

5.1.2.1 Mr. A Rajanna by way of RTGS for and amount of Rs.18,77,248/- (Rupees Eighteen Lakhs Seventy Seven Thousand Two Hundred and Forty Eight);

5.1.2.2 Mr. Mahesh R by way of RTGS for and amount of Rs.18,77,248/- (Rupees Eighteen Lakhs Seventy Seven Thousand Two Hundred and Forty Eight);

5.1.2.3 Mr. Rakesh R by way of RTGS for and amount of Rs 15,77,248/- (Fifteen Lakhs Seventy Seven Thousand and Two Hundred and Forty Eight);

A Rajanna
Mahesh R
Rakesh R
S. S. S. S.

V. Harish
S. A. S. S. S. S.
S. S. S. S.

A. Harish

7/11/20
7/11/20



Quality Educational Trust
Bangalore
K.G. & P.G.

- 5.1.2.4 **Mr. Vijay Kumar R** by way of RTGS for and amount of Rs 49,39,704/-
(Rupees Forty Nine Lakhs Thirty Nine Thousand Seven Hundred and Four);
- 5.1.2.5 **Mr. Srivivasa H A** by way of RTGS for and amount of Rs 13,59,072/-
(Rupees Thirteen Lakhs Fifty Nine Thousand and Seventy Two);
- 5.1.2.6 **Mr. Karthik H S** by way of RTGS for and amount of Rs 13,59,072/- (Rupees
Thirteen Lakhs Fifty Nine Thousand and Seventy Two);
- 5.1.2.7 **Mr. Abhishek H S** by way of RTGS for and amount of Rs 13,59,072/-
(Rupees Thirteen Lakhs Fifty Nine Thousand and Seventy Two);


The Lessor/s hereby jointly and severally admit and acknowledge the receipt of the aforesaid amounts from the Lessee.

- 5.2 Any revision/ variation in the Security Deposit arising on account of a variation in the area handed over by the Lessors to the Lessee, due to the road or any acquisition etc., shall be adjusted in the rent payable corresponding to month of the change in the area, by the Lessee.
- 5.3 The Lessors shall hold the Security Deposit during the period of lease terms and shall refund the same, free of interest, upon the expiry or earlier termination of the Lease Deed whichever is earlier after deducting any arrears of rent, unpaid charges or unpaid amounts to the Lessors by the Lessee. It is clarified that the Lessee shall be entitled to retain the possession of the "B" Schedule Property 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.
- 5.4 The Lessee has reserved its right to recover the said Interest Free Security Deposit from the Lessors towards the "B" Schedule Property in the following circumstances viz.,
- Defects in Title
 - Litigation or Court Stay orders
 - Any claims
 - Breach of the duty and obligations under this accord from the Lessors side
 - Non-enforcement of the objective of this Lease Deed due to any local authority/Government/others interruption.
 - Any other reasons by dint of suppression of material facts towards the "B" Schedule Property

6. **Sale/ Mortgage:**

- 6.1 In the event the Lessors are desirous of selling "A" or "B" Schedule Property or any part thereof in favour of the third parties, the Leasehold rights of the Lessee in respect of the "B" Schedule Property and the rights of access will not affect in any manner and the Purchaser/s will abide the terms and conditions of this Lease Deed.
- 6.2 In the event the Lessors are desirous of selling the "B" Schedule Property or any part thereof, the Lessee shall have the right of first refusal to purchase the same. The Lessors shall first offer to sell the "B" Schedule Property or any part thereof to the Lessee. In the event the Lessee does not accept the written offer 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 "B" Schedule Property to any Third Party; provided that the price at which the Lessors shall offer the Schedule Property to a Third Party shall not be lower than the price at which the same was offered to the Lessee.

As issuer
Karthik
V. Harihar
H.A. Jafar
S. Kumar

Abhishek
H.A.
Tajinder


6.3 Any sale or transfer of the "B" 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 a no-objection letter from the Lessee prior to the sale or transfer of the Schedule Property. The Lessors shall secure a letter from the intended transferee unconditionally agreeing to be bound by the terms of this Lease Deed.

7. Use of the Proposed Leased Premises:-

7.1. The possession to the "B" Schedule Property shall vest with the Lessee during the subsistence of the lease. The Lessors have handed over the possession of the "B" Schedule Property to the Lessee on execution of this Deed.

7.2. The Lessee shall be entitled to construct building on the "B" Schedule Property at its cost for the purpose of running of school/ educational institution and ancillary activities. The interest, rights and title to the building constructed on the "B" 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 "B" Schedule Property and shall furnish a copy of the same to the Lessors for their records. 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.

7.3. The Lessors has on this date also executed a Power of Attorney to enable the Lessee to secure plans, license and other permissions and sanctions and for acts connected with and incidental to the development of the "B" Schedule Property as agreed herein. The costs for the above permissions, plans, approvals shall be borne by the Lessee alone. 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 amenities, facilities and services required for the new buildings, 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 Service Provider's name, obtain power connection and water and sewerage connection in the "B" Schedule Property as it may deem necessary for its activities and pay for use of such utilities during the term of the Lessee. All deposits placed by the Lessee with such authorities in respect of supply of utilities shall belong with the Lessee.

7.5. The Lessors shall at Lessee's cost have the "B" Schedule Property converted from agricultural to non agricultural educational purposes. The lessors shall assist the Lessees to obtain the necessary permissions and shall do all the acts that is required for obtaining the approvals for running the school/ educational institutions, necessary Government approval for construction of school shall be taken by the Lessee.

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 the absolute discretion in the selection of construction material, methodology of construction equipment to be used, agencies and contractors to be hired in the process of construction and other related works. The Lessor shall undertake to expeditiously take steps to mitigate all circumstances, and settle at Lessor's own cost, and action and/or proceedings that are likely to act as impediment in the development of the buildings and running of the educational institution and shall co-operate with the Lessee in ensuring that construction is carried out smoothly without any interference or obstruction.

AA Jansen
Calah B
Koush
a. S. Rao
Drogo

V. Harish
J. A. J. S. Vata
H. S. Kumar

Shubh
AA
Taj



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. That on expiry of lease period, the Lessee shall be entitled to seek extension of lease for a term in multiples of ten (10) years on mutually agreed terms and conditions. In the event the Parties are unable to agree on the rate of rent for the extended term, the Lessee shall have the first right of refusal for the rent offered to the Lessors by a Third Party, in writing. In the event the Lessee is unable to match the rate of rent offered by the Third Party, the Lessors thereafter shall be precluded from offering the "B" Schedule Property on lease to any Third Party for a rent lesser than the rate refused by the Lessee. The extension of lease shall be in the form of a separate Lease Deed duly executed between the parties 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.
- 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 "B" Schedule Property to the Lessors.

10. Payment of taxes:


- 10.1.** The Lessors shall be liable to pay all past, present and future municipal taxes, cess and other charges imposed or levied in respect of the vacant land in the "B" Schedule Property. The Lessee shall pay taxes cess and other charges imposed or levied in respect of the Building constructed over the "B" Schedule Property. In the event that the Lessors fail to pay any such taxes or other dues, the same may be paid by the Lessee after intimating the Lessors and the payments so made shall be deducted by the Lessee from the monthly Rent payable by the Lessee to the Lessors.
- 10.2.** The Lessee shall pay taxes, cess and other charges imposed or levied in respect of the school/ educational institution building and construction constructed by the Lessee in the "B" Schedule Property on behalf of the Lessor.

11. Acquisition:

- 11.1** If the entire "B" Schedule Property is acquired by the Government or other Authority, then this Lease Deed shall stand terminated. The compensation payable towards the "B" Schedule Property shall be claimed by the Lessor and the compensation payable towards the construction and business activity shall be claimed by the Lessee from the concerned department. In the event a portion of the "B" Schedule Property is acquired by the Government or other Authority, then the Lessee shall have an option to continue with the lease of the remaining extent of land in "B" Schedule Property and the rent shall be adjusted proportionately.
- 11.2** There is a proposal of a road in the eastern side of the "B" Schedule Property. On acquisition of the road by the Government, the portion of the land abutting the road and the "B" Schedule Property on lease shall be re-measured and the extent corresponding to the area abutting to the road shall be part of the area on lease. The rental shall be adjusted for such amounts of the differential area. There shall be no rental amount for the identified access as marked in the sketch annexed to this Deed.

At Jansen
Abalch-h
Tenuh
@WAVE
WAVE

V. Harish
J. A. J. J. V. V.
H S Kere

Ashish
MCA
Tajir


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 "B" Schedule Property and shall pay and discharge all deposits and amounts required for providing the "B" 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. Upon expiry of this Lease Deed, the Lessee shall first give the option of transferring such deposits to the Lessors by reimbursing the costs paid by the Lessee. If the Lessors does not accept the option the Lessee shall prefer claim with all authorities concerned, to get a refund of all such deposits made by the Lessee.

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

13. Suspension of Rent and Lease:

In the event the "B" Schedule Property or any portion thereof becoming uninhabitable or unusable or the utilities servicing the "B" Schedule Property the facilities are interrupted so as to render the "B" Schedule Property uninhabitable or unusable, for any reasons other than for any act of omission or commission of the Lessee and such restraint interruption continues beyond 30 days of the Lessee informing the Lessor of the same in which event the Lessee may suspend payment or Rent (Proportionately for the space which has become unusable) until such time that the defects are rectified by the Lessors.

14. Termination:

14.1. The lease is valid and entered into mutual benefit of both the parties and each party shall fulfil the obligation/s mentioned herein in this Lease Deed with utmost care and precaution in a timely manner. If any dispute arises, as to the non-compliance of the terms of the Lease Deed, the parties hereto shall try to settle the issues and disputes in amicable manner with mutual negotiations keeping in interest of both parties and the educational institution/students. If the Parties fail to arrive at a consensus, even after such negotiations, the Parties are at the liberty to take recourse as per the jurisdiction.

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

14.2.1. By the Lessee:

14.2.1.1. In the event of breach of any of the obligations of the Lessors under this Lease Deed, including but not limited to any breach or default in the representations made by the Lessors with respect to their title to the "B" Schedule Property, which default the Lessors has not cured within Sixty (60) days from the date of notice from the Lessee of such breach, the Lessee will be entitled, in addition to all its other remedies available under the terms of the Lease and otherwise at law, to forthwith terminate the Lease.

Handwritten signatures and stamps at the bottom of the page. On the left, there are several signatures in Kannada script. In the center, there are signatures in English: "V. Harish" and "H S Kere". On the right, there is a signature and a circular blue stamp that reads "K & S Quality Educational Trust Bangalore".

15.2. The Lessors hereby confirm that their title to the "B" Schedule Property is good, marketable and subsisting and that no one else has/have any right, title, interest or share in "B" Schedule Property. The "B" Schedule Property is not subjected to any encumbrance, attachments, court or taxation or acquisition proceedings or charges of any kind or any tenancy claims. In event of any litigation, actions or proceedings on the "B" Schedule Property, the Lessors shall at their cost take all steps to ensure that such litigations, actions or proceedings are defended and concluded as soon as possible and at all times ensure that the functioning of the School/ educational institution and the Lessee's occupation and use of the "B" 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 "B" Schedule Property which effects the construction of the building or any day to day functioning of the School/ educational institution, then the Lessors 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 borne by the Lessors. In such an event, the Lessee may have the option to terminate the Lease and sought for appropriate remedies against the Lessors in accordance with the Law.

15.3. 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.

16. Stamp Duty etc., On Lease Deed:

16.1. The Lessee shall bear and pay the cost of stamp duty and registration charges and registration expenses for registration of this Lease Deed.

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

17. Amendments/Modification/Variation:

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

18. Arbitration, Governing law, jurisdiction:

18.1. Any dispute or differences arises between the Parties hereto concerning the interpretation of 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. In the event of there being any disagreement between the parties with regard to the appointment of Sole Arbitrator in which event the aggrieved party can seek for appointment of a suitable Sole Arbitrator for adjudication of the dispute in controversy between the parties in accordance with law.

Handwritten signatures of the Lessors: A. J. J. J., V. J. J., J. A. J. J., H. S. K.

Handwritten signature of the Lessee and a circular stamp of 'Quality Educational Trust & Bangalore' with a signature across it.

- 18.2. Any controversy or claim or dispute or difference arising of or relating to the lease of the Schedule Property under this Lease Deed, or relating to the terms and conditions of the Lease Deed or an interpretation thereof or an breach or alleged breach thereof, shall be referred to, and finally settled in accordance with the provisions of the Arbitration and Conciliation Act, 1996 by a sole arbitrator to be jointly appointed by the Lessors and the Lessee. The arbitration proceedings shall be held in Bangalore. The decision of the Arbitrator shall be final and binding on the parties.
- 18.3. The law governing this Lease Deed shall be Indian Law and the Courts at Bangalore shall alone have jurisdiction.
- 18.4. 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 "B" 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.
19. **Signage and Paper Publications:-**
- 19.1. The Lessee shall be entitled to put-up signage in "B" 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.
- 19.2. 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 "B" Schedule Property. In the event of there being any valid claim/s over the right of the Lessors in respect of the "A" Schedule Property, the Lessors will resolve and settle such claims forthwith at the cost of the Lessors.
20. **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 agreement and signed by the duly authorized representatives of both parties.
21. **Waiver/ forbearance:**
The parties hereto agree that in the event of there being any delay in or indulgence shown by either of the parties with regard to the enforcement of any of the terms of this Lease Deed, the same shall not be construed as a waiver on the part of the party showing such indulgence or tolerance and any such indulgence or forbearance shall not be deemed to be a waiver of the rights and the parties shall be entitled to enforce such right without prejudice to such indulgence or tolerance shown.

At J...
At...
R...
...
V. Harish
H. S. Kumar
H. S. Kumar

Abhish...
M. A. I.



22. Severance:

In the event that any provision of this Lease Deed or any of its conditions are declared by any judicial or other competent authority to be void, voidable, illegal or otherwise unenforceable, the parties shall amend that provision in such reasonable manner as achieves the intention of the parties without illegality or at the discretion of the parties it may be severed from this Lease Deed and the remaining provisions of this Lease Deed shall remain in full force and effect unless the parties decide that the effect of such declaration is to defeat the original intention of the parties in which event the lease shall terminate and the adverse provisions of early termination will not apply.

23. Notice:

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

24. Others:

- 24.1. The lease shall be made in two copies and each party shall have one copy, each of which will be deemed as original, but all of which together will constitute one and the same instrument.
- 24.2. The address of the Site premises shall be: Chikkanahalli Village, Varthur Hobli, Carmelaram Post, Bengaluru District-560035.
- 24.3. The Lessee assures that they shall not interfere in the internal partition of the entire extent of "A" Schedule Property and the Lessor shall have the partition made in the manner that does not affect the rights of the Lessee under the Lease Deed in any manner. The Internal partition is annexed as "Annexure C" to this Lease Deed.

"A" SCHEDULE PROPERTY
(PROPERTY BELONGING TO THE LESSORS)


All that piece and parcel of the land bearing Survey No. 8/1, situated at Chikkanahalli Village, Varthur (2) Hobli, Bangalore East Taluk, as per the sketch in the Annexure-A, measuring 8 Acres including 3 Guntas kharab and bounded by:

- East by : Sy. No. 8/2 and Sy. No. 9
- West by : Lake
- North by : Sy. No. 36 and Sy. No. 35
- South by : Sy. No. 13 and Sy. No. 10

At witness
At witness
At witness
At witness

V. Harihar
J.H. J. J. V. V.
H.S. Kumar

At witness



At witness



**"B" SCHEDULE PROPERTY.
(SUBJECT MATTER OF THIS LEASE DEED)**

All the piece and parcel of the immovable land bearing Sy. No. 8/1, situated at Chikkanahalli Village, Varthur(2) Hobli, Bangalore east Taluk, as per the sketch in the Annexure-B with all rights, appurtenances whatsoever hereunder or underneath surface,



Measuring: - 4 acres 23 Guntas







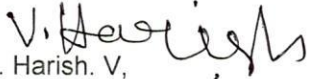
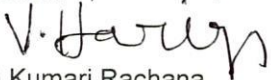
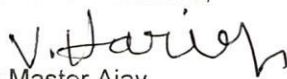
Bounded on the

- East by : Private Access Road in Sy.No.8/1.
- West by : Lake
- North by : Remaining portion of Sy. No. 8/1;
- South by : Remaining portion of Sy. No. 8/1 and Sy. No. 13

IN WITNESS WHEREOF, the parties hereto have set their respective hands to these presents on the day, month and year first mentioned.

WITNESSES

- 1. 
Manjunatha
s/o Lakshmanappa
- 2. 
B.lore - 67
Ravinbasava
214 VEMALORE
BANGALORE
-37

- 
1. Rajanna.A
- 
2. Mahesh.
- 
2(b) Master Atharva Ishaan Reddy
(Represented by his father)
- 
3. Rakesh.
- 
3(a) Kumari Shreshta,
(Represented by her father)
- 
4. Vijaya Kumar,
- 
5. Harish. V,
- 
5(a) Kumari Rachana,
- 
5(b) Master Ajay,

(Both are represented by their father)

AR janna

6. Gowramma,
(Represented by Sri A
Rajanna)

[Handwritten signature]

7. H.A. Srinivasa,

[Handwritten signature]

8. Karthik H. S,

[Handwritten signature]

9. Abhishek H. S.

LESSORS

KG and S Quality Educational Trust

[Handwritten signature]
1. Nitin Garg

[Handwritten signature]
2. Tanuj Garg



(Authorised Signatories)
LESSEES

DRAFTED BY ME
[Handwritten signature]
K.S. SHANKAR SINGH
DOCUMENT WRITER
Licence No. DR/DWL/6/2012-13
BANGALORE URBAN

ANNEXURE A



Open

Eucalyptus Plantation
SY.NO.36

PROPOSED CDP ROAD

Eucalyptus Plantation

SY.NO.7
Lake

SY.NO.35

SY.NO.7
Lake

SY.NO.8/2

"A" SCHEDULE PROPERTY OF SY NO.8/1
8 ACRES INCLUDING 3 GUNTAS KHARAB



Open
SY.NO.8/2

SY.NO.7
Lake

SY.NO.8/2



SY.NO.9
Sri Sameshwara
Swamy Temple

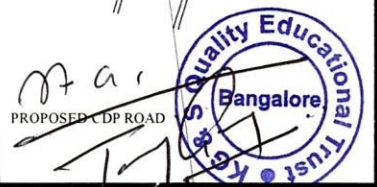
SY.NO.10

Chikkanayakanahallo Village Boundary
SY.NO.13 School

Open

LEGEND:

- 1.  "A" SCHEDULE PROPERTY SURVEY NO 8/1
- 2.  ACCESS TO SCHEDULE "A" AND "B" PROPERTY

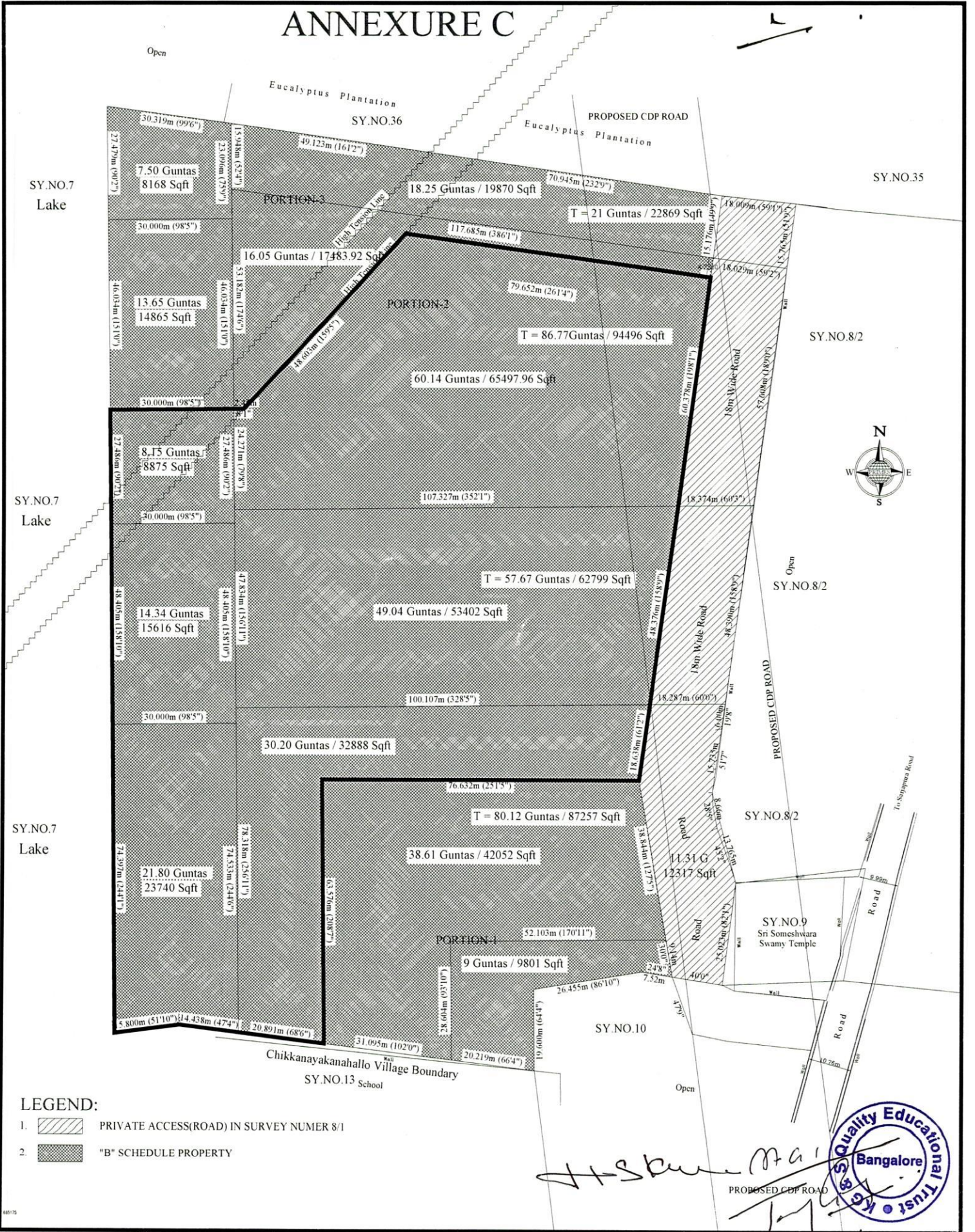


H.S. Kumar

PROPOSED CDP ROAD

Handwritten signatures and notes at the bottom of the page, including names like 'V. Harish' and 'Abhinav'.

ANNEXURE C



Handwritten signatures and names at the bottom of the page: *Teenuh*, *AP jeeva*, *v. harihar*, *A.A. J. J. V. A.*, *Abhishek*

RIP-385
95-26

ಈ ದಸ್ತಾವೇಜು.....17.....ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ
ಒಂದನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ..17.....-385...
2025-26

LEASE DEED

THIS **LEASE DEED** IS MADE AND EXECUTED ON THIS TWENTY-SEVENTH DAY OF JUNE, TWO THOUSAND AND TWENTY FIVE (**27.06.2025**), AT BENGALURU:

BETWEEN:

M/s. NVT QUALITY LIFESTYLE VENTURES LLP,

A Limited Liability Partnership Firm,
Having its Registered Office at: CAP 1,
Export Promotion Industrial Park, Near ITPL,
Whitefield, Bengaluru – 560066.

Represented by its Partner, **Mr.Vivek Garg**,
Aged about 47 years, son of Mr.Krishan Gopal Garg.
(Duly authorized as per the board resolution dated 04-03-2024)

Herein after referred to as the "**LESSOR**", (which expression shall, where the context admits, be deemed to mean and include LLP, its partners, their respective heirs, legal representatives, administrators and permitted assigns) of the **ONE PART**;

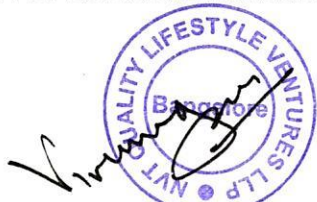
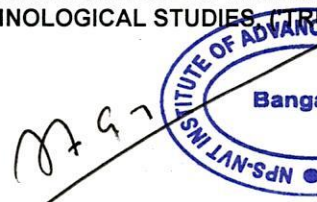
AND:

NPS-NVT INSTITUTE OF ADVANCED TECHNOLOGICAL STUDIES, ('TRUST'), having its registered office at CAP-1, EOIZ, Export Promotion Industrial Park, Whitefield, Bengaluru 560066, represented by its authorized signatory **Sri. Nitin Garg**, aged about 50 years, Son of Sri. Krishan Gopal Garg.

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

The Lessor 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.

WHEREAS, the Lessor has represented to the Lessee that land bearing **Sy.No.71/5 (01 Acre 35.08 Guntas converted for residential purpose Vide Conversion order No.35273 dated 20.03.2025 Item No.1a) and (28.08 Guntas converted for residential purpose Vide Conversion order No.651051 dated 24.05.2024 Item No.1b), Sy.No.71/6 (29Guntas**

| | |
|--|---|
| <p>NVT QUALITY LIFESTYLE VENTURES LLP</p>  <p>Rep by its Partner, Mr.Vivek Garg (LESSOR)</p> | <p>NPS-NVT INSTITUTE OF ADVANCED TECHNOLOGICAL STUDIES (TRUST)</p>  <p>Rep by its authorized signatory, Mr.Nitin Garg (LESSEE)</p> |
|--|---|

.....ಸೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ IV.....385
2025-26



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Sri.NPS-NVT INSTITUTE OF ADVANCED TECHNOLOGICAL STUDIES, ("TRUST"),represented by its authorized signatory Sri. Nitin Garg S/o Sri. Krishan Gopal Garg. ಇವರು ₹1,27,086.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

| ಪ್ರಕಾರ | ಮೊತ್ತ (ರೂ.) | ಹಣದ ಪಾವತಿಯ ವಿವರ |
|-----------|-------------|--|
| E-Payment | 1,27,086.00 | Online Challan Reference Number RG0625000019698107 Dated:27/06/2025 |
| Total: | 1,27,086.00 | |

ಸ್ಥಳ :ಸರ್ಜಾಪುರ

ದಿನಾಂಕ: 27/06/2025

ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ
ಸರ್ಜಾಪುರ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.




converted for residential purpose Vide Conversion order No.651052 dated 24.05.2024 Item No.2), Sy.No.71/7 (01 Acre 18Guntas converted for residential purpose Vide Conversion order No.651054 dated 24.05.2024 Item No.3), and Sy.No.71/8 (01 Acre converted for residential purpose Vide Conversion order No.651056 dated 24.05.2024 Item No.4), totally measuring 05 Acres 31Guntas been owned by M/s. NVT QUALITY LIFESTYLE VENTURES LLP, the Lessor Herein situated at Halasahalli Tippasandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru, Bengaluru District, Bengaluru, which property is more fully described in Schedule hereunder, hereinafter referred to as the "Schedule `A` Property" and the comprehensive entire Lease Schedule hereinafter referred to as the "Schedule `B` Property" and is shown in the Sketch as per Annexure-1. Both the "Schedule `A` Property" and the "Schedule `B` Property" are collectively hereinafter called the Schedule Property for the sake of brevity and convenience.

WHEREAS, the Lessee is a Public Trust formed under the provisions of the Indian Trust Act, 1882 and is desirous of establishing and operating Higher Education Institutions, Universities, Research Centres, Research Laboratories, Incubation Centres and all or any educational activities in order to spread education in all its forms both in the Urban and Rural areas in and around Bengaluru and other parts of the country.

WHEREAS, the Lessor is now has come forward to lease Schedule Property which property is more fully described in Schedule hereunder hereinafter referred to as the "Schedule Property" and subject matter of this Lease Deed. The Lessee accepted the said proposal and agreed to take the Schedule Property on lease for the purpose of Higher Education Institutions, hostels, staff quarters, hereinafter referred to as "Education Institutions" with proper infrastructure and amenities on the Schedule Property for a period of at least thirty years.

WHEREAS, the Lessee shall at its responsibility and cost apply for conversion and convert the Schedule Property from agricultural to non-agricultural purpose/Change of land use (if any) for the purpose of establishment of Education Institution, hostels, staff quarters etc building to be constructed on the Schedule Property. The Lessor shall also pay all such taxes, betterment, levies, and Khatha fees and get the Khathas of the Schedule Property duly transferred in their names with the concerned revenue department, within the time frame.

WHEREAS, if the Lessee requires construction of building, the Lessor shall alone at its costs and responsibility shall construct the building after 3 years from the date of this lease deed, for Higher Education Institutions, hostels, staff quarters, hereinafter referred to as "Education Institutions" purpose with other related activities at the construction cost/price mutually decided by both the parties. The Lessee shall at its costs and responsibility, obtain all such approvals, permissions, licenses, plans from the B.D.A., Town Planning Authority, BBMP, Corporation, Municipals or other

| | |
|--|---|
| <p>NVT QUALITY LIFESTYLE VENTURES LLP</p>  <p>Rep by its Partner, Mr. Vivek Garg (LESSOR)</p> | <p>NPS-NVT INSTITUTE OF ADVANCED TECHNOLOGICAL STUDIES, ('TRUST')</p>  <p>Rep by its authorized signatory, Mr. Nitin Garg (LESSEE)</p> |
|--|---|




4.....ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ **1N-385**
2025-26

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- SRJ-4-00385-2025-26

ಸರ್ಕಾರ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 27/06/2025 ರಂದು 04:39:57 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ




| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ | ₹ ರೂ.ಪೈ |
|-------------|------------------------|-----------|
| 1 | ನೋಂದಣಿ ಶುಲ್ಕ | 21,181.00 |
| 2 | ಸೇವಾ ಶುಲ್ಕ | 1,050.00 |
| 3 | ಹೆಚ್ಚುವರಿ ನೋಂದಣಿ ಶುಲ್ಕ | 21,184.00 |
| | ಒಟ್ಟು | 43,415.00 |

Sri.NPS-NVT INSTITUTE OF ADVANCED TECHNOLOGICAL STUDIES, ("TRUST"),represented by its authorized signatory Sri. Nitin Garg S/o Sri. Krishan Gopal Garg. ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೋ | ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು | ಸಹಿ |
|-------------|--|--|--|---|
| 1 | Sri.NPS-NVT INSTITUTE OF ADVANCED TECHNOLOGICAL STUDIES, ("TRUST"),represented by its authorized signatory Sri. Nitin Garg S/o, Sri. Krishan Gopal Garg., 50, Resident of: , Office at CAP 1, Export Promotion Industrial Park, Near ITPL, Whitefield, Anekal, BENGALURU URBAN, KARNATAKA - 560066 (Presenter) |  |  Left Thumb |  |

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ



| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೋ | ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು | ಸಹಿ |
|-------------|--|---|---|---|
| 1 | Sri.NPS-NVT INSTITUTE OF ADVANCED TECHNOLOGICAL STUDIES, ("TRUST"),represented by its authorized signatory Sri. Nitin Garg S/o Sri. Krishan Gopal Garg., 50, Resident of: , Office at CAP 1, Export Promotion Industrial Park, Near ITPL, Whitefield, Anekal, BENGALURU URBAN, KARNATAKA - 560066 (Claimant) |  |  Left Thumb |  |

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ




competent authorities, as required under law, including such permissions if required, under the provisions of Section 109 of Karnataka Land Reforms Act, and permissions/approvals from the competent authority for use of the Schedule Property for the Higher Education Institutions, hostels, staff quarters, hereinafter referred to as "Education Institutions" purpose.

WHEREAS, the Lessor also represent that:

1. The Lessor is the absolute owner of the Schedule Property and have uninhibited rights of alienation over the same;
2. The Lessor 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 Lessor and if there exist any other person it shall be the responsibility of the Lessor to secure the presence of such person to create a demise of the Schedule Property to the Lessee on terms and conditions contained hereunder;
4. The Lessor has 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, claims, liens, charges, clogs, hindrances, lispensence, minor claims, court or other attachments, etc., and other charges of any nature whatsoever and howsoever and that there is no latent defect in the title of the Lessor;
6. The Schedule Property is not the subject matter of any acquisition or requisition proceedings or legal proceedings in any Court of law or before any other government, statutory, local and/or other authority;
7. The Lessor shall maintain their title to the Schedule Property intact during the entire Lease Term including any renewed period thereof and shall not do or cause to be done, any act, deed, omission or thing that is likely to affect their title to the Schedule Property or cause any charge or encumbrance thereon;
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 the Karnataka Land Reforms Act, 1961 and that the holding of the Lessor is not in violation of the provisions of the said Act; and
11. There are no tax attachments with regards to the Schedule Property or any part thereof under the Income Tax Act, 1961 or any other state or central taxing statutes.



| | |
|---|--|
| <p>NVT QUALITY LIFESTYLE VENTURES LLP</p>  <p>Rep by its Partner, Mr.Vivek Garg (LESSOR)</p> | <p>NPS-NVT INSTITUTE OF ADVANCED TECHNOLOGICAL STUDIES, ('TRUST')</p>  <p>Rep by its authorized signatory, Mr.Nitin Garg (LESSEE)</p> |
|---|--|

.....6.....ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ TV-385
2025-26


| | | | | |
|---|---|---|---|---|
| 2 | Sri.M/s. NVT QUALITY LIFESTYLE VENTURES LLP,Represented by its Partner, Mr.Vivek Garg,Rep,by his SPA holder Pradeep C S/o Channiah, , 46, Resident of: , Office at CAP 1, Export Promotion Industrial Park, Near ITPL, Whitefield, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560066 (Executant) |  |  Left Thumb |  |
|---|---|---|---|---|


ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ಗುರುತಿಸುವವರು

| SR.No | Identifier Name | Address | ಸಹಿ |
|-------|---------------------------------------|---|--|
| 1 | Ashik S/o Gurappa (Identifier) | .Office at CAP 1, Export Promotion Industrial Park, Near ITPL, Whitefield, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560066 |  |
| 2 | Ananthkumar S/o Srinivas (Identifier) | ,Tc Halli village,Sarjapura Hobli, Anekal, BENGALURU URBAN, KARNATAKA - 562125 |  |

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.





4 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ SRJ-4-00385-2025-26 ಆಗಿ
ನಿರೀಕ್ಷಿಸಿ 27/06/2025 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ
ಮಾದರಿಯಲ್ಲಿ
ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಸರ್ಕಾರ)

ಶಿವಕುಮಾರ್. ಡಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಕಾರ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

WHEREAS the Lessee, based on the above representations and offer made by the Lessor, have agreed to take on lease the Schedule Property, for the purpose of running an Higher Education Institutions, hostels, staff quarters, hereinafter referred to as "Education Institutions" or other allied purpose, for a period of 30 years from the date on which the Lessee commences operation of the Educational Institution (the "Lease Term"). Thus the parties have reduced the terms in writing under this Lease Deed. Hence this **LEASE DEED**.

NOW THIS LEASE WITNESSETH AS FOLLOWS:

1. Lease of Schedule Property:

In consideration of the 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 therein, the Lessor hereby agrees to grant lease of the of the Schedule Property in favour of the Lessee on the terms and conditions stipulated hereunder.



2. Commencement of Lease, Term and Renewal:

2.1 The lease shall commence on this day (the "**Lease Commencement Date**").

2.2 The term of lease of the Schedule Property shall be for a period of **Thirty(30) years** commencing from the date on which the Lessee commences operation of the Higher Education Institutions, hostels, staff quarters, hereinafter referred to as "Education Institutions" (the "**Lease Term**") from **from 27th June, 2025 to 26th June, 2055**.

2.3 Should the effective period of lease be for any period less than Thirty (30) years commencing from the date on which the Lessee commences operations of the Higher Education Institutions, hostels, staff quarters, hereinafter referred to as "Education Institutions" , the Lessor agree to extend the lease for the period of shortfall on the same terms and conditions.

2.4 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 Lessor, not less than two (02) years before the expiry of the Lease Term. That on expiry of lease period, the Lessee shall be entitled to seek extension of lease for a term in multiples of ten years on mutually agreed terms and conditions. In the event the Parties are unable to agree on the rate of Rent for the extended term, the Lessee shall have the first right of refusal for the rent offered to the Lessor by a third party, in writing. In the event the Lessee is unable to match the rate of rent offered by the third party, the Lessor thereafter shall be precluded from offering the Schedule Property on lease to any third party for a rent lesser than the rate refused by the Lessee. The extension of lease shall be in the form of a separate Lease Deed duly executed between the parties 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 only.

| | |
|---|--|
| <p>NVT QUALITY LIFESTYLE VENTURES LLP</p>  <p>Rep by its Partner, Mr.Vivek Garg (LESSOR)</p> | <p>NPS-NVT INSTITUTE OF ADVANCED TECHNOLOGICAL STUDIES, ('TRUST')</p>  <p>Rep by its authorized signatory, Mr.Nitin Garg (LESSEE)</p> |
|---|--|

2.5 The Lessor hereby unconditionally undertake that they shall comply with all the terms and condition of this Deed and further undertake not to enter into any sort of Agreement/Deed to Lease/Rent/Mortgage in favor of any third party/s during the subsistence of this Deed. The possession of the Schedule Property has been handed over to Lessee today on the execution of this Lease Deed.

3. Rent:

3.1 The Lessee shall pay to the Lessor a monthly rent (the "Rent") for the Lessor in the following manner from the date i.e., **27th June, 2025 ("Rent Commencement Date")**.

i. At a rate of **Rs. 3,00,000/- (Rupees Three Lakhs Only)** for the vacant land of Schedule Property

3.2 It is hereby understood and agreed by the Lessor and Lessee that the "**Lock in period**" for this Lease shall be a period of 30 years from the commencement of the Educational Institution, and neither Party can terminate this Lease under this lock in period.

3.3 The Lessor shall deduct the TDS or any such deduction if applicable required for statutory compliance and shall provide the necessary documentation to the Lessee, which shall be deducted in the monthly rent payable



3.4 The monthly rent shall be exclusive of GST and the Lessee shall, if applicable to the Lessor, pay the GST promptly every month without default to the Lessor. All direct taxes (Income Tax) on the Rents and other sums, if any, on amounts paid by the Lessee to the Lessor shall be borne by the Lessor only.

3.5 The Lessee shall pay the above mentioned rent on or before 10th day of every month subsequent to the month for which the same is due and payable. The rent shall be subject to deduction of tax at source 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 1.5% per month.



4. Sale/Mortgage:

4.1 Any sale or other transfer of the Schedule Property by the Lessor 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 Lessor shall obtain a no-objection letter from the Lessee prior to the sale or transfer of the Schedule Property. The Lessor shall secure a letter from the intended transferee unconditionally agreeing to be bound by the terms of this Lease Deed.

5. Use of the Proposed Leased Premises:

| | |
|--|---|
| <p>NVT QUALITY LIFESTYLE VENTURES LLP</p>  <p>Rep by its Partner, Mr. Vivek Garg (LESSOR)</p> | <p>NPS-NVT INSTITUTE OF ADVANCED TECHNOLOGICAL STUDIES, ('TRUST')</p>  <p>Rep by its authorized signatory, Mr. Nitin Garg (LESSEE)</p> |
|--|---|

- 5.1 The possession of the Schedule Property shall vest with the Lessee during the subsistence of the lease.
- 5.2 The Lessee shall be entitled to establish and operate a educational institution, hostel staff quarters and allied activities in the Schedule Property without any let, hindrance, interference from the Lessor or any other person.
- 5.3 The Lessor shall ensure that at all times during the Lease Term, the Lessee is not, in any manner, prohibited or prevented by any person from entering upon or using the Schedule Property.
- 5.4 The Lessee shall be responsible for running of all activities in the premises and shall not hold the Lessor responsible for any acts that occur in the premises that are related to running of the educational institute.
- 5.5 The Lessor shall ensure that the Schedule Property has an access as per the requirements to run an educational establishment, prior to handing over the possession of the Schedule Property to the Lessee.
- 5.6 In case the Lessee desires to have construction over the Schedule Property, the Lessor shall as per the specifications and drawings of the Lessee, after obtaining all the necessary permissions, build the building at a monthly rent that shall be decided mutually between the Lessor and the Lessee or the Lessee shall put up the construction without effecting the rent.
- 6. Sub-Letting/ Transfer of Lease:**
- 6.1 The Lessee shall not be entitled to sublet the Schedule Property, to any other person or persons, other than or apart from person or persons within the Families of the Trustee or firms/ companies/ any other form where the members of the families of the Trust are involved. The Lessee shall, in case of subletting the entire building, within one month of affecting such sub- lease, deliver copies of the deed of sub-lease to the Lessor.
- 6.2 The Lessee shall be allowed to sub-lets portions of the Schedule Property to allow for the ancillary usages that may include running of canteen, installation of ATM, book/ stationary stores, tuitions/ study centers/ sports activity or additional coaching or any such usages related to educational activities.
- 6.3 The Lessor shall not interfere directly or indirectly with the possession or other rights of the Lessee or the sub-tenants during the Lease Term. The Lessee and their sub tenants/licensees shall be entitled to enjoy the Schedule Property without any interference from the Lessor, their agents or any other person claiming through or under the Lessor except in accordance with the terms of this Lease Deed.

| | |
|--|--|
| <p>NVT QUALITY LIFESTYLE VENTURES LLP</p>  <p>Rep by its Partner, Mr. Vivek Garg (LESSOR)</p> | <p>NPS-NVT INSTITUTE OF ADVANCED TECHNOLOGICAL STUDIES, ('TRUST')</p>  <p>Rep by its authorized signatory, Mr. Nitin Garg (LESSEE)</p> |
|--|--|

7. Return of possession on expiry termination:

7.1 On the expiry of the lease period and in the absence of any extension, the Lessee shall deliver back possession of the Schedule Property to the Lessor.

7.2 In case of non-renewal of the lease, the Lessee shall execute cancellation of Lease Deed before the Sub Registrar office on expiry of the lease term. The registration shall stand cancelled even in event of Lessee not being present for execution of the cancellation of the Lease Deed.

8. Payment of taxes:

8.1 The Lessor 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 and on building to be constructed. The Lessor shall pay taxes, cess and other charges imposed or levied in the Schedule Property. In the event that the Lessor fail to pay any such taxes or other dues, the same may be paid by the Lessee after intimating the Lessor and the payments so made shall be deducted by the Lessee from the monthly Rent payable by the Lessee to the Lessor.

8.2 However, the Lessee shall be liable to pay Goods and Service Tax (GST) or any indirect tax on account of the Leasing of the Schedule Property, at this point or due to any amendments either by State of Central Government, during the course of the Lease.


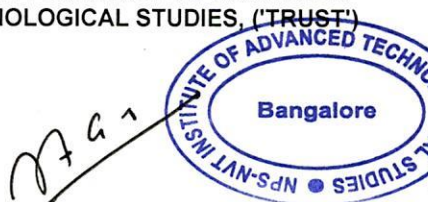
9. Acquisition:

If the entire Schedule Property is acquired by the Government or other Authority, then this Deed shall stand terminated. In the event a portion of the Schedule Property is acquired by the Government or other Authority, then the Lessee shall have an option to terminate or to continue with the lease of the remaining extent of land in the Schedule Property, and the rent shall be adjusted proportionately.

10. Payment of electricity and water charges:

10.1 The Schedule Property shall be provided with adequate electricity, water and sanitary connection and comply with any other requirement as per the statutory compliance. The Lessor shall pay and discharge all deposits and amounts required for providing the Schedule Property with such electricity, water and sanitary connections, including additional power and water that may be required from time to time during the tenure of the lease.

10.2 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.

| | |
|--|--|
| <p>NVT QUALITY LIFESTYLE VENTURES LLP</p>  <p>Rep by its Partner, Mr. Vivek Garg (LESSOR)</p> | <p>NPS-NVT INSTITUTE OF ADVANCED TECHNOLOGICAL STUDIES, ('TRUST')</p>  <p>Rep by its authorized signatory, Mr. Nitin Garg (LESSEE)</p> |
|--|--|

11. Suspension of Rent and Lease:

In the event the Schedule Property or any portion thereof becoming uninhabitable or unusable or the utilities servicing the Schedule Property the facilities are interrupted so as to render the Schedule Property uninhabitable or unusable, for any reasons other than for any act of omission or commission of the Lessee and such restraint interruption continues beyond 30 days of the Lessee informing the Lessor on the same, Lessor acknowledge that Lessee may suspend payment of Rent (Proportionately for the space which has become unusable) until such time that the defects are rectified by the Lessor.



12. Termination:

12.1 The lease is valid and entered into mutual benefit of both the parties and each party shall fulfill the obligation/s mentioned herein in this Deed with utmost care and precaution in a timely manner. If any dispute arises, as to the non-compliance of the terms of the Lease Deed, the parties hereto shall try to settle the issues and disputes in amicable manner with mutual negotiations keeping in interest of both parties and the educational institution/students. If the Parties fail to arrive at a consensus, even after such negotiations, the Parties are at the liberty to take recourse as per the jurisdiction.

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

i. By the Lessee:

- a) In the event of breach of any of the obligations of the Lessor under this Lease Deed, including but not limited to any breach or default in the representations made by the Lessor with respect to their title to the Schedule Property, which default the Lessor has not cured within thirty (30) days from the date of notice from the Lessee of such breach, the Lessee will be entitled, in addition to all its other remedies available under the terms of the Lease and otherwise at law, to forthwith terminate the Lease.
- b) If the whole or any portion of, or access to the Schedule Property is at any time destroyed or damaged or the use of the Schedule Property is prevented, restricted or interfered with by reason of fire or other causality or accident, vagaries of nature, strike, vandalism, public commotion or agitation, acts of terrorism, war or other violence, any law, or regulation of any government, any action by the Municipal or other statutory authority or any proceedings (each such event shall be called a "Force Majeure" event), the Lessee shall have the right to terminate the lease with immediate effect, without any cost or liability.

| | |
|--|---|
| <p>NVT QUALITY LIFESTYLE VENTURES LLP</p>  <p>Rep by its Partner, Mr. Vivek Garg (LESSOR)</p> | <p>NPS-NVT INSTITUTE OF ADVANCED TECHNOLOGICAL STUDIES, ('TRUST')</p>  <p>Rep by its authorized signatory, Mr. Nitin Garg (LESSEE)</p> |
|--|---|

ii. **By the Lessor:**

- a) In the event of breach of anyone or more of the Lessee's obligations under this Deed, which breach is not cured by the Lessee during the period of thirty (30) days from the date of issue of notice from the Lessor of such breach, the Lessor will be entitled to terminate the Lease.
- b) In the event of non-payment of monthly Rent by the Lessee for three consecutive months in spite of written notice by the Lessor, the Lessor will be entitled to terminate the Lease by giving a 30 days' notice to the Lessee.
- c) In the event of the Lessee being ordered to be wound up for any reasons by any Court or direction and/or liquidator/receiver being appointed, the Agreement/ Lease Deed shall stand terminated and the Lessor shall become entitled to vacant possession of the Schedule Property and to resume possession.

13. Indemnity:



13.1 The Lessor shall jointly and severally indemnify, defend and hold harmless the Lessee its directors, trustees, officers, agents and employees from and against any and all claims, liabilities, damages, charges, expenses, proceedings, eviction, costs, losses or injuries (including but not limited to reasonable attorney's fees and expenses) arising out of or relating to (i) any breach of this Lease Deed by the Lessor or (ii) any misrepresentation or breach of any representations and warranties under this Lease Deed and (iii) any act or omission of the Lessor in violation of it is legal, statutory, regulatory or other duty or obligation in connection herewith including non-compliance with any statutory rule, bye-law, regulation or other requirement.

13.2 The Lessee shall indemnify, defend and hold harmless the Lessor, 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 Deed by the Lessee and (ii) any act or omission of the Lessee in violation of its legal statutory, regulatory or other duty or obligation in connection herewith.

14. Stamp Duty etc., on Lease Deed:

14.1 The Lessee shall bear and pay the cost of stamp duty and registration charges and registration expenses for registration of this Lease Deed. Both the Lessor and Lessee solemnly agree to present themselves before the authorities concerned to have the Lease Deed registered whenever either party calls upon others to do so.

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

| | |
|--|---|
| <p>NVT QUALITY LIFESTYLE VENTURES LLP</p>  <p>Rep by its Partner, Mr. Vivek Garg (LESSOR)</p> | <p>NPS-NVT INSTITUTE OF ADVANCED TECHNOLOGICAL STUDIES, ('TRUST')</p>  <p>Rep by its authorized signatory, Mr. Nitin Garg (LESSEE)</p> |
|--|---|

15. Amendments/Modification/Variation:

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

16. Arbitration, Governing law, Jurisdiction:

16.1 Any dispute or difference between the Parties hereto concerning this 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 Lessor and the Lessee or their Nominees. Any controversy or claim or dispute or difference arising out of or relating to the lease of the Schedule Property under this Lease Deed, or relating to the terms and conditions of the Lease Deed or an interpretation thereof or an breach or alleged breach thereof, 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 Lessor and the Lessee. The arbitration proceedings shall be held in Bangalore. The decision of the arbitrator shall be final and binding on the Parties.

16.2 The law governing this Lease Deed shall be Indian Law and the courts at Bangalore shall have alone have jurisdiction.

17. Insurance:


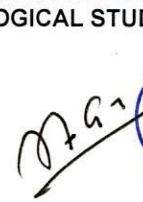
The Lessor shall comprehensively insure Building to be constructed in the Schedule Property at its cost. The Lessee shall however be responsible for the safety and security of all its materials; equipment and goods that they bring to the Schedule Property and shall at its cost comprehensively insure the same.

18. Waiver/ Forbearance:

The parties hereto agree that in the event of there being any delay in or indulgence shown by either of the parties with regard to the enforcement of any of the terms of this Lease Deed, the same shall not be construed as a waiver on the part of the party showing such indulgence or tolerance and any such indulgence or forbearance shall not be deemed to be a waiver of the rights and the parties shall be entitled to enforce such right without prejudice to such indulgence or tolerance shown.

19. Severance:

In the event that any provision of this Lease Deed or any of its conditions are declared by any judicial or other competent authority to be void, voidable, illegal or otherwise unenforceable, the parties shall amend that provision in such reasonable manner as achieves the intention of the parties without illegality or at the discretion of the parties it may be severed from this Lease Deed and the remaining provisions of this Lease Deed shall remain in full force and effect unless the parties decide that the effect of such declaration is to defeat the original intention of the parties in which event the lease

| | |
|--|---|
| <p>NVT QUALITY LIFESTYLE VENTURES LLP</p>  <p>Rep by its Partner, Mr. Vivek Garg (LESSOR)</p> | <p>NPS-NVT INSTITUTE OF ADVANCED TECHNOLOGICAL STUDIES, ('TRUST')</p>  <p>Rep by its authorized signatory, Mr. Nitin Garg (LESSEE)</p> |
|--|---|

shall terminate and the adverse provisions of early termination will not apply.

20. Notice:

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

SCHEDULE A PROPERTY

Item No.1a

ALL THAT PIECE AND PARCEL of the land bearing **Sy No.71/5**, measuring an extent of **01 Acre 35.08 Guntas converted for residential purpose Vide Conversion order No.35273 dated 20.03.2025**, situated at Halasahalli Tippansandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru, and bounded on:

East by : Road and property bearing Survey No. 65;
West by : Property bearing Survey No. 73;
North by : Property bearing Survey No. 71/4;
South by : Remaining portion of property bearing Survey No.71/5

Item No.1b



ALL THAT PIECE AND PARCEL of the land bearing **Sy No.71/5**, measuring an extent of **28.08 Guntas converted for residential purpose Vide Conversion order No.651051 dated 24.05.2024**, situated at Halasahalli Tippansandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru, and bounded on:

East by : Road and property bearing Survey No. 65 and Survey No.66;
West by : Property bearing Survey No. 73;
North by : Remaining portion of Property bearing Survey No.71/5
South by : Property bearing Survey No.71/6

Item No.2

ALL THAT PIECE AND PARCEL of the land bearing **Sy No.71/6**, measuring an extent of **29 Guntas converted for residential purpose Vide Conversion order No.651052 dated 24.05.2024**, situated at Halasahalli Tippansandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru, and bounded on:

East by : Road and Sy No.66;
West by : Property bearing Sy No.73 and 74;
North by : Property bearing Sy No.71/5;
South by : Property bearing Sy No.71/7;

| | |
|---|--|
| <p>NVT QUALITY LIFESTYLE VENTURES LLP</p>  <p>Rep by its Partner, Mr.Vivek Garg (LESSOR)</p> | <p>NPS-NVT INSTITUTE OF ADVANCED TECHNOLOGICAL STUDIES, ('TRUST')</p>  <p>Rep by its authorized signatory, Mr.Nitin Garg (LESSEE)</p> |
|---|--|

Item No.3

ALL THAT PIECE AND PARCEL OF land bearing **Sy No.71/7**, measuring an extent of **01 Acre 18 Guntas (exclusive of 01 Gunta Kharab)** converted for residential purpose **Vide Conversion order No.651054 dated 24.05.2024**, situated at Halasahalli Tippansandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru, and bounded on:

East by : Road and Land in Sy No.66;
West by : Land in Sy No.74;
North by : Land in Sy No.71/6;
South by : Land in Sy No.71/8.

Item No.4



ALL THAT PIECE AND PARCEL OF land bearing **Sy No.71/8**, measuring an extent of **01 Acre (exclusive of 01 Gunta Kharab)** converted for residential purpose **Vide Conversion order No.651056 dated 24.05.2024**, situated at Halasahalli Tippansandra Village, Sarjapura Hobli, Anekal Taluk, Bengaluru, and bounded on:

East by : Road and Sy No.66 and Sy No.67;
West by : Property bearing Sy No.74;
North by : Property bearing Sy No.71/7;
South by : Road and Sy No.70;

SCHEDULE B PROPERTY

comprehensive entire Lease Schedule comprised of land bearing **Sy.No.71/5 (01 Acre 35.08 Guntas converted for residential purpose Vide Conversion order No.35273 dated 20.03.2025 Item No.1a)** and **(28.08 Guntas converted for residential purpose Vide Conversion order No.651051 dated 24.05.2024 Item No.1b)**, **Sy.No.71/6 (29Guntas converted for residential purpose Vide Conversion order No.651052 dated 24.05.2024 Item No.2)**, **Sy.No.71/7 (01 Acre 18Guntas converted for residential purpose Vide Conversion order No.651054 dated 24.05.2024 Item No.3)**, and **Sy.No.71/8 (01 Acre converted for residential purpose Vide Conversion order No.651056 dated 24.05.2024 Item No.4)**, totally measuring **05 Acres 31Guntas**, and bounded on:

East by : Existing Road and Property bearing Sy No.65 and 66;
West by : Property bearing Sy No.74 and 73;
North by : Property bearing Sy No.71/4;
South by : Existing Road

| | |
|--|---|
| <p>NVT QUALITY LIFESTYLE VENTURES LLP</p>  <p>Rep by its Partner, Mr.Vivek Garg (LESSOR)</p> | <p>NPS-NVT INSTITUTE OF ADVANCED TECHNOLOGICAL STUDIES, ('TRUST')</p>  <p>Rep by its authorized signatory, Mr.Nitin Garg (LESSEE)</p> |
|--|---|

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

WITNESSES:

1.

Ashik
Ashik s/o Gurusoppa
Whitefield
Bangalore-66



2.

Mr Sai
S. Ananthakumara Srinivas
T.C. Halli Village
Sarsapur
Andal Rd
D.lore-25

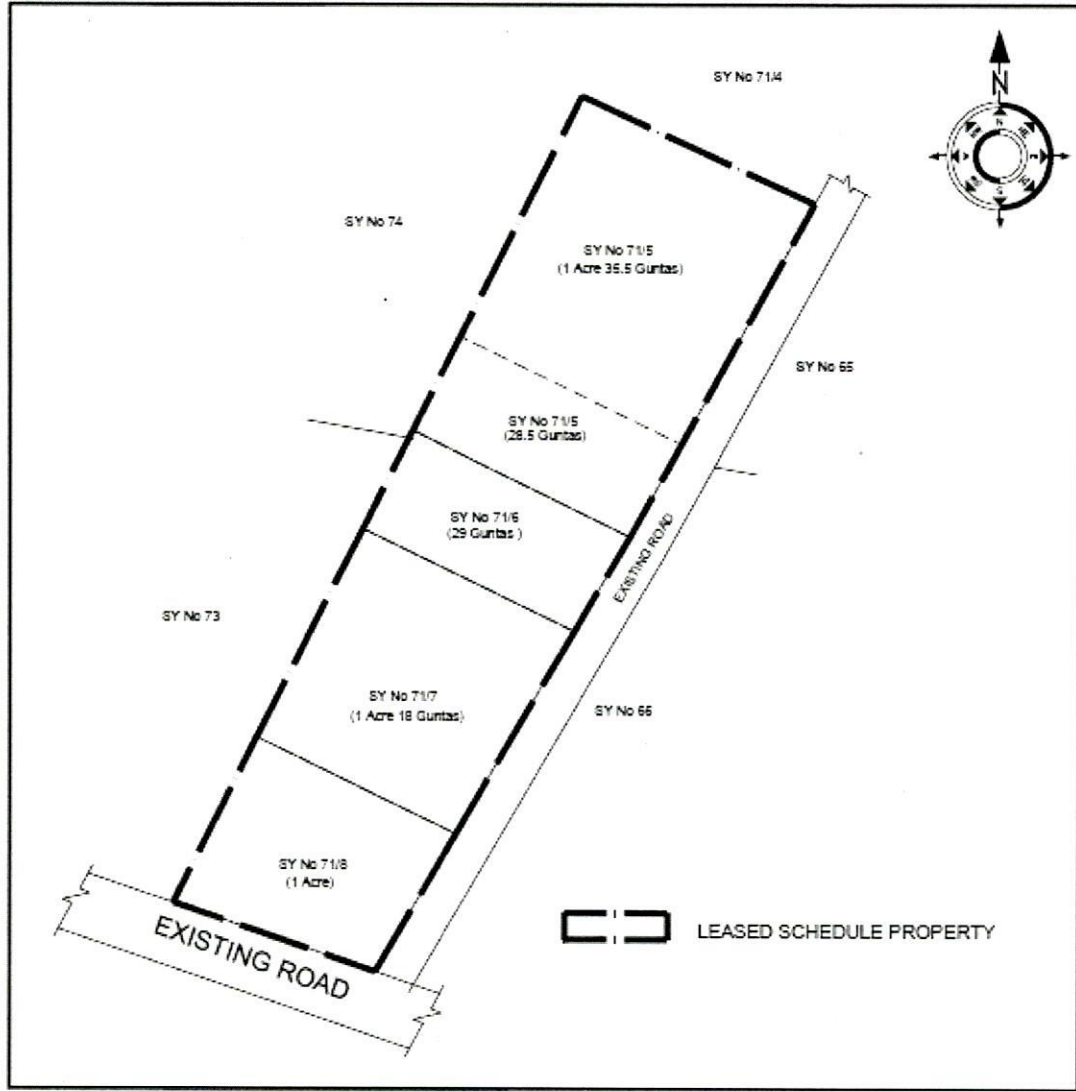
Drafted By,




Girija.M
Advocate
KAR/812/1999
Bengaluru-66

| | |
|---|--|
| <p>NVT QUALITY LIFESTYLE VENTURES LLP</p>  <p>Rep by its Partner, Mr.Vivek Garg (LESSOR)</p> | <p>NPS-NVT INSTITUTE OF ADVANCED TECHNOLOGICAL STUDIES, ('TRUST')</p>  <p>Rep by its authorized signatory, Mr.Nitin Garg (LESSEE)</p> |
|---|--|

Sketch Annexure-1




NVT QUALITY LIFESTYLE VENTURES LLP



Rep by its Partner, Mr.Vivek Garg
(LESSOR)

NPS-NVT INSTITUTE OF ADVANCED TECHNOLOGICAL STUDIES, ('TRUST')



Rep by its authorized signatory, Mr.Nitin Garg
(LESSEE)

TUR

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt Number: 5131365

ಕಛೇರಿ: Sarjapura

Original Copy

ದಿನಾಂಕ: 27/06/2025

Sri.NPS-NVT INSTITUTE OF ADVANCED TECHNOLOGICAL STUDIES, ("TRUST"), represented by its authorized signatory Sri. Nitin Garg ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2025 - 2026 ವರ್ಷದ ಪುಸ್ತಕ - 4 ಪುಸ್ತಕದ 00385 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣೆಗಾಗಿ

| | |
|--------------------------|------------|
| ನೋಂದಣಿ ಶುಲ್ಕ : | ₹21,181.00 |
| ಸೇವಾ ಶುಲ್ಕ : | ₹1,050.00 |
| ಹೆಚ್ಚುವರಿ ನೋಂದಣಿ ಶುಲ್ಕ : | ₹21,184.00 |
| ಒಟ್ಟು: | ₹43,415.00 |

Rs 43415 Paid through E-Payment

ಒಟ್ಟು: ₹43,415.00

(ಅಕ್ಷರದಲ್ಲಿ) ರೂ, Forty Three Thousand Four Hundred and Fifteen Rupees

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 27/06/2025 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಶ್ರೀ ನಿತಿನ್ ಗರ್ಗ್ ಸೀನಿಯರ್ ಸಿಗ್ನೇಚರಿಸ್ಟ್, ಸರ್ಜಾಪುರ, ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.



MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is entered on **07th February 2025** at Karnataka between **NVT Quality Educational Trust** having its registered office at Sy. No. 88, Chembanahalli, Near Dommasandra Circle, Sarjapur Road, Bangalore 562125 Karnataka, India

And
The Government of Karnataka.

NVT Quality Educational Trust wishes to establish the following project in **50 acres** of the **Knowledge, Wellbeing and Innovation (KWIN) City in Karnataka** within a period of **02 Years**.

| Project | Proposed student count | Proposed Years of Investment |
|--|------------------------|------------------------------|
| NVT Quality Educational Trust under the name of "NPS-NVT Institute of Advanced Technological Studies" (NTS) with sponsorship from education trusts of NVT Group, is in the process of establishing a new deemed-to-be university in Bangalore under the distinct category with approval from UGC. NTS will include the following departments with a focus on defence and advanced technologies: Defence Engineering, Computer Engineering, Data Science & Artificial Intelligence, Technology Management & Social Science, Infrastructure and Sustainable Engineering, and Public Policy. The university aims to focus on inter-disciplinary and multi-disciplinary teaching and research in defence-related technologies and applications, integration of artificial intelligence, design and computational engineering to develop talent suited for the defence sector. | Appx 9700 | 06 Years starting 2024-25 |


Government of Karnataka would facilitate **NVT Quality Educational Trust** to obtain necessary permissions/registrations/approvals/clearance/ incentives etc. from the concerned departments of the State, as per the prevailing policies/rules and regulations of the State Government.


This Memorandum of Understanding is not intended to be legally binding but made to facilitate **NVT Quality Educational Trust** for establishment of the aforesaid Project in the state of Karnataka in a time bound manner as per prevailing rules / policies of the state.

For and on behalf of
Government of Karnataka


(AUTHORISED SIGNATORY)

For and on behalf of
NVT Quality Educational Trust


(AUTHORISED SIGNATORY)



Name: Dr. S. Selvakumar
Designation: Principal Secretary to Government,
Commerce & Industries Department
Email: prs-ci@karnataka.gov.in
Contact address: 106, Vikasa Soudha,
Bengaluru - 560 001

Name: Dr. Nitin Garg
Designation: Secretary & Director
Contact: +91 9901500844
Email: nitin@isme.in
Contact address:
Sy.No.88, Chembanahalli, Near Dommasandra
Circle, Sarjapur Road, Bangalore 562125