

CERTIFICATE OF LAND

File No.

552/20-21

Date:

16/11/2023

Certified that the land measuring **4400 Sq. mts.** (Area of land in Square meters) is owned by the **B.N Ganghadhar , M. Sunanda and B.G. Shreyas** by way of **Sale Deed** .

It is further certified that owner of the land has leased the said land to **Soujanya Patel Trust** fully described in the schedule mentioned hereinafter with the following details for a period of **30 years** from **1st June 2022** to **1st June 2052** .

SL	Particulars	Details
1.	Plot No. (s)/ Survey No. (s)/Khasra No. (s)/Khata No.(s)/Khatauni No.(s)	10/5
2.	Name of street/village, Sub Division, District and State	Nagadevanahalli, Kengeri, Bangalore, Karnataka

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that **Chitrakoota Kaushalya School , No.10/5, Nagadevanahalli, Kengeri, Bangalore District** run by name of **Soujanya Patel Trust** is located on the said plot of land.

THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring **4400 Sq. mts.** situated in **10/5** at **Nagadevanahalli, Kengeri, Bangalore, Karnataka** and bounded as follows:

North : Private Land

East : 80 ft Ring Road

West : 30 ft Road

South : Kalyani Motors Pvt. Ltd.

(Stamp and Signature of the land authority)

Senior Sub Registrar
 (Name of Officer)
Jayanagar (Kengeri)
 (Name of District)
Bangalore

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Certified that the land measuring 4400 Sq mts. (Area of land in Square meters) is owned by the B.N Ganghadhar , M. Sunanda and B.G. Shreyas by way of Sale Deed .

It is further certified that owner of the land has leased the said land to Soujanya Patel Trust fully described in the schedule mentioned hereinafter with the following details for a period of 30 years from 1st June 2022 to 1st June 2052 .

SL	Particulars	Details
1.	Plot No. (s)/ Survey No. (s)/Khasra No. (s)/Khata No.(s)/Khatauni No.(s)	10/5
2.	Name of street/village, Sub Division, District and State	Nagadevanahalli, Kengeri, Bangalore, Karnataka

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that Chitrakoota Kaushalya School , No.10/5, Nagadevanahalli, Kengeri, Bangalore District run by name of Soujanya Patel Trust is located on the said plot of land.

THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 4400 Sq. mts. situated in 10/5 at Nagadevanahalli, Kengeri, Bangalore, Karnataka and bounded as follows:

North : Private Land

East : 80 ft Ring Road

West : 30 ft Road

South : Kalyani Motors Pvt. Ltd.

For SOUJANYA PATEL TRUST

[Signature]
SECRETARY

For CHITRAKOOTA KAUSHALYA SCHOOL

[Signature]
PRINCIPAL

(Stamp and Signature of the land authority)

[Signature]
Senior Sub Registrar
Jayanagar (Kengeri)
(Name of District)
Bangalore



ಈ ದಸ್ತಾವೇಜು-127.....ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ.
ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 552 / 20.02.18 1ನೇ ಪುಟ
LEASE DEED

This Lease Deed is made and entered into on the 19th Day of Aug 2020 at Bengaluru, India.

BY AND BETWEEN:

1. Sri. B.N. Ganghadhar, S/o Sri. V.N. Narayanaswamy, Aged about 65 years,
2. Smt. M. Sunanda, W/o Sri. B.N. Ganghadhar, Aged about 56 years,
3. Sri. B.G. Shreyas, S/o Sri. B.N. Ganghadhar, Aged about 32 years,

All R/a no. 184/A, 3rd Cross, Krishna Road, Girinagar, Bangalore-560 085. hereinafter referred to as the PARTY OF THE FIRST (which expression shall unless it be repugnant to the context or meaning, be deemed to mean and include their executors, legal representatives, administrators and assigns),

AND

Sowjanya Patel Trust., having its registered office at No.1056, 11th Main, 5th A Cross, RPC Layout, Bangalore - 560104 duly

For SOUJANYA PATEL TRUST

SECRETARY

For CHITRAKANTA KAUSHALYA SCHOOL

PRINCIPAL

OF SOUJANYA PATEL TRUST

SECRETARY

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 552 /0-21ರ ಪುಟ ಸಂಖ್ಯೆ 2

(Signature)



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 Soujanya Patel Trust rep by Its Managing Trustee/Secretary of the Trust Mr.
Chaltanya , ಇವರು 363500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಾಂಶು	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	363500.00	DD No 901988 Rs.363500/- dated 07/Aug/2020 drawn on STATE BANK OF INDIA, RPC LAYOUT.
ಒಟ್ಟು :	363500.00	

ಸ್ಥಳ : ಪಾನರಕೆರೆ

ದಿನಾಂಕ : 10/08/2020

(Signature)
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಉಪ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಪಾನರಕೆರೆ, ಬೆಂಗಳೂರು

Designed and Developed by C- DAC Pune.



- 2 -

registered as per the prevailing laws, hereinafter referred to as the PARTY OF THE SECOND (which expression shall unless it be repugnant to the context or meaning, be deemed to mean and include its executors, legal representatives, administrators and assigns), represented by its Managing Trustee / Secretary of the Trust Mr. Chaitanya;

The PARTY OF THE FIRST and PARTY OF THE SECOND are hereinafter collectively referred to as the Parties.

That Sri. B.N. Ganghadhar is married to Smt. M. Sunanda and that Sri. B.G. Shreyas is their son, that for purpose of this lease all of them are collectively traversed as "PARTY OF THE FIRST".

That Smt. M. Sunanda originally was the absolute owner of Sy no. 10/5 measuring 47359 S.FT (1 acre 3.5 guntas) in Nagadevahalli Village, Kengeri Hobli, Bangalore South Taluk vide Absolute Sale Deed bearing No.3233/1984-1985 registered @ Sub-Register Office, Bengaluru dated 23/08/1984.

That she sought for conversion of agricultural property for non-agricultural purpose as per law and that the said permission was granted by the appropriate statutory authority.

For SOUJANYA PATEL TRUST

SECRETARY

For SOUJANYA PATEL TRUST
SECRETARY

M. Sunanda.

8-12-84

For CHITRAKOOTA KAUSHALIA SCHOOL

PRINCIPAL

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ SSD/20-21ರ ಪುಟ ಸಂಖ್ಯೆ 4

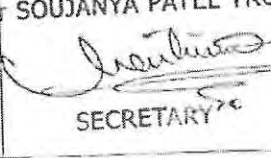
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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 552

ತಾವರಕೆರೆ ದಲ್ಲಿರುವ ಉಪನೋಂದಪಾಠಿಕಾರಿ ಇಯವನಗರೆ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 10-08-2020 ರಂದು 11:43:04 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಪುಲ್ಲುಬೇಂದಿಗೆ

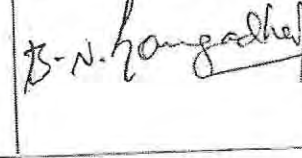
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	60600.00
2	ಸೇವಾ ಶುಲ್ಕ	1120.00
	ಒಟ್ಟು :	61720.00

ಶ್ರೀ Soujanya Patel Trust rep by its Managing Trustee/Secretary of the Trust Mr. Chaitanya ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Soujanya Patel Trust rep by Its Managing Trustee/Secretary of the Trust Mr. Chaitanya			For SOUJANYA PATEL TRUST  SECRETARY

ಉಪ ನೋಂದಪಾಠಿಕಾರಿ
ತಾವರಕೆರೆ, ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	Soujanya Patel Trust rep by Its Managing Trustee/Secretary of the Trust Mr. Chaitanya . (ಒಲೆಸೋಂದವರು)			For SOUJANYA PATEL TRUST  SECRETARY
2	B N Gangadhar, .. (ಬರೆದುಕೊಡುವವರು)			B-N. Gangadhar 

ಉಪ ನೋಂದಪಾಠಿಕಾರಿ
ತಾವರಕೆರೆ, ಬೆಂಗಳೂರು.



- 3 -

That thereafter Smt. Sunanda sought to gift portions of her property to her husband and her son as per registered Gift Deeds.

The PARTY OF THE SECOND is a registered trust engaged in the activities as per its Trust Deed dated 10th day of October 2003, one amongst its various activities has been running schools as per the Laws for the time being in force.

The PARTY OF THE FIRST has approached the PARTY OF THE SECOND with a proposal to lease out all that piece and parcel of property bearing Sy No. 10/5 measuring 47359 S.FT (1 acre 3.5 guntas) in Nagadevahalli Village, Kengeri Hobli, Bangalore South Taluk hereinafter more fully described and referred to as SCHEDULE PROPERTY being vacant property as per the terms of this LEASE DEED. The Schedule Property is the composite property of Smt. Sunanda, Sri. B.N. Ganghadhar and Sri. B.G. Shreyas, who have come together for the purpose of better mobility and put their individual property as a "Composite Property" to lease to the PARTY OF THE SECOND.

The PARTY OF THE SECOND has agreed to take on lease the SCHEDULE PROPERTY and the PARTY OF THE FIRST have agreed to permit the PARTY OF THE SECOND to construct

For SOUJANYA PATEL TRUST

SECRETARY

For SOUJANYA PATEL TRUST
SECRETARY

M. Sunanda

8/4/11

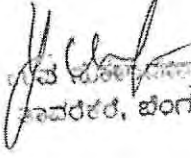
For CHITRAKOOTA KATHALYA SCHOOL

Principal

ದ.ಪ್ರಾ.ವಿ.ಜು ಸಂಖ್ಯೆ 552 120-21ರ ಪುಟ ಸಂಖ್ಯೆ 6

L

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಪ್ರಾಥಮಿಕ ಸೂಚನೆ	ಸಹಿ
3	M. Sunanda . (ಬರೆಯಬೇಕಾದವರು)			M. Sunanda . L
4	B G Shreyas . (ಬರೆಯಬೇಕಾದವರು)			B G Shreyas . L


ಪ್ರಾಥಮಿಕ ಸೂಚನೆ ವಿಭಾಗದ
ಸಹಾಯಕಿ, ಬೆಂಗಳೂರು.



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building/s at its cost to run educational institution as permissible in law as per the wish and will of the PARTY OF THE SECOND.

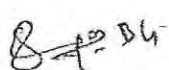
That the PARTY OF THE FIRST are the absolute OWNER in possession of the SCHEDULE PROPERTY and that for the purpose of construction of a building (hereinafter referred to as Building for sake of brevity) has undertaken to assist the PARTY OF THE SECOND to procure necessary permission from the concerned Statutory Authority in their name as applicable and necessary for running an educational institution with all necessary permission in terms of fire and safety, etc., including occupation certificate and the PARTY OF THE SECOND shall use and engage its own workforce, contractors, plumbers, electricians, engineers, architects and other qualified persons for the purpose of construction of the building/s as per its wish on the SCHEDULE PROPERTY as per sanctioned plan nearest to Annexure-I apprehended along with this Deed.

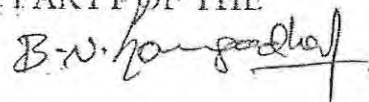
The PARTY OF FIRST shall also execute a GENERAL POWER OF ATTORNEY in favor of the PARTY OF THE SECOND or its nominee as required by the PARTY OF THE SECOND only for the purpose of giving stimulus to this Deed, the said Power shall not give accord or power to the PARTY OF THE

For SOUJANYA PATEL TRUST

SECRETARY

M. Sunanda.



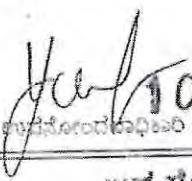
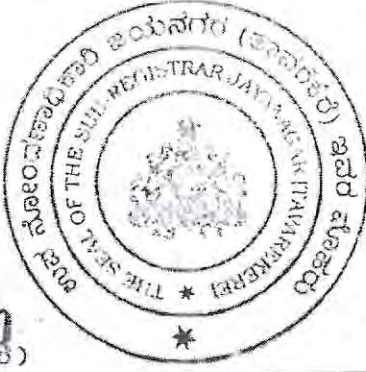


ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 552/20-21ರ ಪುಟ ಸಂಖ್ಯೆ 8

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಹೆಸರು
1	Somashekar R S S/o. Shivappa N C No. 1056, 11th Main, 5th A Cross, RPC Layout, Blore-560104	Kumar
2	Kumar S/o. Shivanina Tavarekere, Bangalore South Taluk	Kumar

ಜಯನಗರ ಜಂಟಿ ನೋಂದಣಾಧಿಕಾರಿ
ತಾವರೆಕೆರೆ, ಬೆಂಗಳೂರು.

 1 ನೇ ಸುತ್ತಕದ ದಸ್ತಾವೇಜು ಸಂಬರ TVR-1-00552-2020-21 ಆಗಿ ಸಿ.ಡಿ. ಸಂಬರ TVRD645 ನೇ ದೃಢರಲ್ಲಿ ದಿನಾಂಕ 10-08-2020 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  10 AUG 2020 ಜಯನಗರ ಜಂಟಿ ನೋಂದಣಾಧಿಕಾರಿ (ತಾವರೆಕೆರೆ)	
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Designed and Developed by C-DAC, ACTS, Pune

ಜಯನಗರ ಜಂಟಿ ನೋಂದಣಾಧಿಕಾರಿ
ತಾವರೆಕೆರೆ, ಬೆಂಗಳೂರು.



SECOND to seek anything outside the purview of this Deed in order to further the requirement of the PARTY OF THE SECOND to put up construction/s as per this DEED.

WHEREAS the parties to this agreement have decided to record in writing the terms and conditions of their aforesaid agreement:

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. RESPONSIBILITIES AND COVENANTS OF THE PARTY OF THE FIRST: That during the subsistence of this Deed and subject to payment of reserved rent the PARTY OF THE FIRST shall at all points in time cooperate with PARTY OF THE SECOND as per the terms of this DEED and shall not cause any impediment or embargo to the PARTY OF THE SECOND in any manner whatsoever.
2. RESPONSIBILITIES AND COVENANTS OF THE PARTY OF THE SECOND: The PARTY OF THE SECOND will bear the full cost of construction of the educational institution, by using raw materials, labour, etc and shall construct the building/s on the SCHEDULE PROPERTY as per approved sanctioned plan, subject to alterations, and/or additions as may be re-

M. Suresh.

8/10/24

B.N. Hongadka

For SOUJANYA PATEL TRUST

SECRETARY



- 6 -

quired by any public / statutory authority. That the construction of the building shall be as per its need and specification of the PARTY OF THE SECOND. The PARTY OF THE FIRST shall not object or have any say in the matter of construction of the building/s, etc as per the need and requirement of the PARTY OF THE SECOND.

3. START, DURATION AND HANDING OVER: The construction shall be started on or before 1st March 2021 and the same shall be reasonably completed on or before 31st May 2022. This time maybe extended by the PARTIES, in case the reason for the delay by the PARTY OF THE SECOND is due to Act of God, non-availability of raw materials, or any other reason which is beyond the control of the PARTY OF THE SECOND including FORCE MAJORE.
4. RAW MATERIALS AND FIXTURES: That the PARTY OF THE SECOND undertakes and represents that they are responsible for all materials including raw material for all purpose of construction inclusive of cement, bricks, paints, sand or any other raw materials required for the construction of the building as per their requirement and need. That the fixtures used in the building including electrical switches, electrical wires, cables, pipes, sanitary fittings, and all fixtures shall be done by the PARTY OF THE SECOND at their own cost.

For SOUJANYA PATEL TRUST

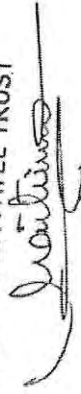
[Signature]
SECRETARY

M. Sumanth. *[Signature]* B4

[Signature]



5. That the PARTY OF THE SECOND shall be liable to pay statutory deposits to the statutory authority for the purpose of plumbing, electrical, sanitary connections, the same shall be actuals and upon efflux of this Deed, the PARTY OF THE FIRST shall indemnify the same to the PARTY OF THE SECOND without demur.
6. The PARTY OF THE FIRST shall not have any privity with regard to all or any payment for the purpose of construction of the building as per its request to the PARTY OF THE SECOND in any manner. That the PARTY OF THE SECOND shall be paying the rent as traversed in DEED to the PARTY OF THE FIRST.
7. WARRANTIES, REPRESENTATIONS AND INDEMNITY:
The Parties represent and warrant that this DEED violates no previous AGREEMENT. The Parties herein shall indemnify each other against any loss, damage/s, and costs arising due to either of the parties' fault / mistake. That the PARTY OF THE FIRST shall not have any privy with the PARTY OF THE SECOND or their employees, workforce, engineers, architect or any other persons connected or in trust to the PARTY OF THE SECOND for any payment, compensation, damages or any monies to any person for any act which has resulted in any damages to any person by virtue of construction of the building by the PARTY OF

For SOUJANYA PATEL TRUST

SECRETARY

M. Sunanda.

8-7-2024

B.N. Pangadkar.



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THE SECOND including any accident or untoward incidences, acts of the PARTY OF THE SECOND. That since the building on the SCHEDULE PROPERTY as per this DEED is a turnkey project privy to the PARTY OF THE SECOND; the PARTY OF THE SECOND shall be responsible for all costs and consequence for the same.

8. CONSIDERATION AND RENTED AREA: The Party of the Second shall pay a lease rent of Rs.1,50,000/- (One Lakh Fifty Thousand Rupees) per month equally between all the concerned PARTY OF THE FIRST for the period between 1st March 2021 to 31st May 2022. The Rent of Rs.3,75,000-/(Three Lakh Seventy Five Thousand Rupees) shall be paid equally to the PARTY OF THE FIRST per month from 1st June 2022 for a period of three years therefrom and thereafter there shall escalation of rent once every three years @ 10% which is inclusive of all or any remuneration for the PARTY OF THE FIRST but for this the PARTY OF THE FIRST shall be not eligible to claim any other sum from the PARTY OF THE SECOND. That all payable rent shall be privy to necessary statutory deductions including TDS, etc including whatever is applicable by law. The payable rent is traversed in ANNEXURE-2 appended with this Deed.

9. TENURE OF RENT: The tenure of the lease shall be for 30 years from 1st June 2022, the PARTY OF THE FIRST shall have no

For SOUJANYA PATEL TRUST
[Signature]
SECRETARY

M. Sumanth. 8-12-24

B. N. P. Goshal



- 9 -

right to terminate this agreement subject to the PARTY OF THE SECOND performing and observing the terms and conditions of this LEASE DEED. The PARTY OF THE FIRST agrees and undertakes that during the subsistence of this DEED with the PARTY OF THE SECOND, the PARTY OF THE FIRST shall not rent/lease/sale the adjoining properties to any other person who is in similar profession to PARTY OF THE SECOND during the substance of this DEED.

10. INTEREST FREE SECURITY DEPOSIT: The PARTY OF THE SECOND shall pay interest free refundable security deposit of Rs.40,00,000/- (Rupees Forty Lakhs Only) to the PARTY OF THE FIRST as under.
- a. Rs.10,50,000/- (Rupees Ten Lakhs fifty thousand Only) at the time of execution and registration of this Deed.
 - b. Rs.29,50,000/- (Rupees Twenty nine lakhs fifty thousand Only) on 1st March 2021.

The said security deposit at the hands of the PARTY OF THE FIRST as well as any other deposit which they receives during the subsistence of this DEED shall be returned forthwith to the PARTY OF THE SECOND at the time of termination of this DEED by the PARTY OF THE SECOND or after efflux of this agreement without demur by the PARTY OF THE FIRST.

For SOUJANYA PATEL TRUST

[Signature]
SECRETARY

M. Senanda.

[Signature] 8-7-21

B.N. Langodhal.



distinct block during the subsistence of this DEED. The PARTY OF THE SECOND construct / build in all or any portion of the SCHEDULE PROPERTY during the subsistence of this DEED at its sole cost and the PARTY OF THE FIRST shall have no right to claim any additional payment whatsoever from the PARTY OF THE SECOND at any point in time for anything built during the subsistence of this DEED.

12. That in the event the PARTY OF THE FIRST proposes to alienate / sell IMMOVABLE PROPERTY in Toto or in part, the right of pre-emption or first offer shall be given to PARTY OF THE SECOND by the PARTY OF THE FIRST in writing. That only in the event the PARTY OF THE SECOND tenders refusal to purchase the same in writing within 30 days thereof, after being privy to right of refusal, the PARTY OF THE FIRST shall be at liberty to sell the IMMOVABLE PROPERTY to any other person with a reciprocal promise to the subsequent purchaser in the agreement to sell or sale deed to observe the terms and conditions of this agreement in Toto during its subsistence.
13. The PARTY OF THE FIRST shall indemnify the PARTY OF THE SECOND for want of good valid title in rem and personam. The PARTY OF THE FIRST shall provide all or any documents if necessary to the PARTY OF THE SECOND to run an educational institution as per norms of the Government and other

For SOUJANYA PATEL TRUST

[Signature]
SECRETARY

M. Sumanada.

[Signature]

[Signature]



statutory authorities including fire safety, building safety certificate, lift and generator installation permission, etc as well as NOC .

14. This agreement shall be registered before the jurisdictional Sub-Register as per Law and the stamp duty and other incidental charges shall be borne by the party of the second to this agreement.

15. STATUTORY PAYMENTS: That the PARTY OF THE SECOND shall make good the statutory payments in relation to power, water and sanitation to the concerned Statutory Authority as per the bills received / receivables without demur.

16. USAGE: The SCHEDULE PROPERTY shall be used by the PARTY OF THE SECOND as intended as per this Deed. The SCHEDULE PROPERTY shall be used by the PARTY OF THE SECOND for the purposes traversed in its Trust Deed only. The

M. Srinada .

8-12-2016

B. N. Srinivasacharya

For SOUJANYA PATEL TRUST

[Signature]
SECRETARY

ದಸ್ತಾವೇಜು ಪಾಠಿ
Document Sheet

೨೭/



I.R.P./ ೨A:

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PARTY OF THE SECOND shall have the right to sublet or sublease the SCHEDULE PROPERTY or any portion thereof during the pendency of this Lease Deed to any other person for running the educational institution

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ever, the sublease cannot get rights to sublease further. PARTY OF THE SECOND should give a written notice of 30 days to PARTY OF THE FIRST to consent the sublease as a consulting witness to the sublease deed. The party of the first will get 30 days of time from the day of receiving the notice to become a consulting witness to the sublease deed. Failing which the PARTY OF THE SECOND will have rights to sublease without the witness of the PARTY OF THE FIRST. However the PARTY OF THE SECOND also takes the complete responsibility to honor all the terms and conditions on behalf of the sublease. and

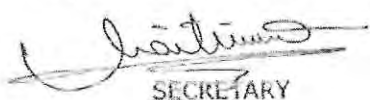
Both parties agree that the second party may sublease/sublet the schedule property within the time stipulated in this agreement i.e., from 1st June 2022 to the completion of 30 years only or till cancellation of the lease deed.

M. Senanda.

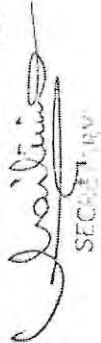
8/2/24

B.V. Bangadhal

For SOUJANYA PATEL TRUST


SECRETARY

For SOUJANYA PATEL TRUST


SECRETARY



plete responsibility to honor all the terms and conditions on behalf of the sublease.

17. HANDING OVER THE POSSESSION: The "PARTY OF THE SECOND" shall handover the SCHEDULE PROPERTY/ RENTED PREMISES after efflux of this Lease Deed coming to an end by virtue of efflux of time or earlier determination.
18. ARREARS OF RENT: If the PARTY OF SECOND fails to pay the rent as per this DEED for three continuous months the PARTY OF FIRST may terminate this DEED by specifically giving 3 months conditional notice to the PARTY OF THE SECOND to clear the Rent due, in to the event the PARTY OF THE SECOND fails to clear the same then after three month of such notice this Deed may stand terminated and adjust the arrears and any other due/s to them from the security deposit and return the remaining sum in the security deposit forthwith at the time of vacating the Leased Premises to the PARTY OF THE SECOND.
19. Arbitration
The PARTY OF THE FIRST and the PARTY OF THE SECOND shall make every effort to resolve amicably by direct informal negotiations failing which all disputes, claims and questions whatsoever which may arise under this Deed or thereafter between both the Parties hereto touching these presents or to any act or omission of any party or as to any other matter in anywise relat-

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[Signature]
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M. Suvarda . *[Signature]* B. N. Langadha



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ing to this Deed or the business or affairs thereof or the rights, duties and liabilities of any party under these presents, shall be referred to arbitration by a Tribunal consisting of three Arbitrator appointed by the Jurisdictional Court of Law. The Arbitration shall be held in accordance with the provisions of Arbitration and Conciliation Act, 2015 or any statutory modification or reenactment thereof. The Arbitration proceedings shall be held in Bangalore and the Courts in Bangalore alone shall have jurisdiction in the matter of any application for relief before, during or after Arbitration

20. COVENANTS OF THE PARTY OF THE SECOND: The PARTY OF THE SECOND shall:

- a) To pay all the electricity consumption charges that are payable in connection with the business to the authorities concerned from the date of commencement of Lease.
- b) To use the SCHEDULE PROPERTY as contained in this DEED.
- c) On the expiry or sooner determination of the DEED peacefully surrender possession of the SCHEDULE PROPERTY as it is.
- d) Not carry on any offensive trade or prohibited business in the SCHEDULE PROPERTY.

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M. Sumanada. 8-10-24 B.V. Kungachaf.



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- e) That the PARTY OF THE SECOND shall pay all or any outgoing which he is required to pay as per Law to the concerned to construction like BWSSB, BESCOM.

20. COVENANTS OF THE PARTY OF THE FIRST:

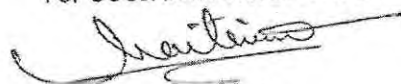
- a. That the PARTY OF THE FIRST has all rights in relation to the SCHEDULE PROPERTY to rent/lease the SCHEDULE PROPERTY and that there is no embargo whatsoever for the OWNER to execute this Deed in favor of the PARTY OF THE SECOND.
- b. The Municipal / property Tax after execution of this Deed shall be paid equally by both the PARTY OF THE FIRST & SECOND.
- c. That the PARTY OF THE FIRST has a subsisting right to execute this Deed without want of any let or leave from anyone else.
- d. That the PARTY OF THE SECOND paying the rent hereby reserved and performing/ observing the covenants herein shall hold and enjoy the SCHEDULE PROPERTY during the said terms(s) without any interruption by the PARTY OF THE FIRST or any other person whatsoever. Party of the First shall be permitted to inspect the premises by giving 3 days' notice.

M. Srinanda .

8-2-84

B. N. Sengodha.

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Document Sheet

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- e. The PARTY OF THE SECOND shall have access to the SCHEDULE PROPERTY in all the 7 days of a week to conduct its business subject to laws for time being in force.
- f. It is mutually agreed between the parties hereto that the PARTY OF THE SECOND shall be at liberty to construct whatever it deems necessary according to their requirement. During the said term of lease the PARTY OF THE SECOND shall be entitled to make or put up any permanent structures, partition/ building, etc or whatsoever of permanent nature, install office equipment, trade fittings or fixture, within the SCHEDULE PROPERTY. The party of the Second undertakes that he would handover all the permanent structure at the end of the agreement tenure without demanding any amount or anything from the party of the first.
- g. That the PARTY OF THE FIRST shall cooperate with the TENANT for culling and seeking necessary permission whatever is required by the PARTY OF THE SECOND to run the educational institute in the SCHEDULE PROPERTY.
- h. The PARTY OF THE FIRST has rented out two adjoining properties to Kalyani Motors void Registration Number RRN-1-05542-2019-20 and JPN-1-11653-2018-19 and undertakes to give the same on rent/lease unto the PARTY OF THE SECOND after expiry of the said deeds as per the prevailing rent in terms of this DEED to the pending tenure as per this Deed. However, a 30 days written notice for the same would be given by the PARTY

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M. Sumantha

8-12-20

B. V. Pongachal


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OF THE FIRST to the PARTY OF THE SECOND. If the PARTY OF THE SECOND doesn't express to accept the same in writing within 30 days, then the PARTY OF THE FIRST will be free to lease to other person.

21. RENEWAL: This Agreement shall be renewed after expiry of the period specified herein at the option of both the parties on mutually accepted fresh terms.
22. MODIFICATION OR ALTERATION: Any modification or alteration to the terms and conditions contains herein may be made by way of a letter written by the party proposing such modification / alteration and the same shall come into effect upon the acknowledgement and acceptance by the other party.
23. LEGAL EXPENSES: The Parties shall bear the cost of their respective solicitors/legal advisors and the cost incurred towards stamp duty, registration fee and other incidental expenses for registration of this document shall be paid by the Party of the second.
24. TERMINATION: The PARTY OF THE SECOND shall without assigning any reason terminate this Deed by affording one year notice in writing to the PARTY OF THE FIRST.
25. NOTICES:
 - i. Any notice required or permitted to be made or given to either PARTY hereto pursuant to this DEED shall be delivered by hand and an acknowledgement to that effect shall be obtained by the

for SOUJANYA PATEL TRUST

M. Sumanada .

8-12-2014

B. N. Pungasah



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PARTY delivering the same, by courier service or by registered post acknowledge due. Notices shall be addressed to the other party at its address set forth on this page of this DEED Notice shall be effective;

- ii. As on the date personally delivered by hand or courier service; or
 - iii. For notices sent by mail on the earlier receipt or five working days after the postmark date in the country of receipt. Notice may also be delivered by facsimile or other electronic means if possible (but must be confirmed in writing as above) and notices so delivered shall be effective upon actual receipt of the electronic transmission.
26. ASSIGNMENTS: The PARTY OF THE FIRST shall not assign or transfer any rights or delegate any obligations under its contractual relationship without express prior written consent from the PARTY OF THE SECOND the subject matter of this agreement in part or in Toto.
27. FRUSTRATION / IMPOSSIBILITY OF PERFORMANCE: If performance by either party to this DEED is delayed, prevented, rendered impossible by reasons of any cause beyond the reasonable control of the party affected, then such party shall be granted reasonable additional time to the extent that it was prevented or delayed during the continuance of such happening or event or performance shall become impossible during times of Act of

For SOUJANYA PATEL TRUST

[Signature]

M. Senarath.

[Signature]

B. V. Hongadhal.



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God, Force majeure or any other reasons including statutory embargo such as notification or law including frustration of compliance of the PARTY OF THE SECOND and also if the PARTY OF THE SECOND is unable to operate or conduct its business during such times the PARTY OF THE SECOND shall be nominally exempted from paying rents to the PARTY OF THE FIRST.

28. APPLICABLE LAW AND JURISDICTION: The terms and conditions governing the provision of the DEED shall be governed by and construed in accordance with Laws of the Union of India and shall be subject to the exclusive jurisdiction of the Courts of Bangalore, India. The PARTY OF THE SECOND shall have the right to seek specific performance of this Deed as per prevailing laws for the time being in force.

29. That in the event the PARTY OF THE SECOND fails to go ahead as per the terms of this DEED on the stipulated date, he may terminate this Lease Deed by informing the PARTY OF THE FIRST his inability to go ahead and in such an case, out of the payments made to the PARTY OF THE FIRST by the PARTY OF THE SECOND, the PARTY OF THE FIRST can forfeit Rs.10,00,000/- (Ten Lakh Rupees) from the deposit/payments made by the PARTY OF THE SECOND to them and repay the remaining to the PARTY OF THE SECOND forthwith.

For SOUJANYA PATEL TRUST

M. S. Sarda. 8/4/24

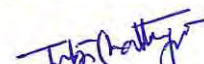

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For SOUJANYA PATEL TRUST


SECRETARY

B. N. Sanyal

For CHITRAKOOT KAUSHALYA SCHOOL


PRINCIPAL



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IN WITNESS WHEREOF, the PARTIES have set their assent hereunto on this the 10th Day of August month and 2020 year herein above written.

SCHEDULE PROPERTY

Sy no. 10/5 measuring 47359 SFT (1 acre 3.5 guntas) in Nagadevanahalli Village, Kengeri Hobli, Bangalore South Taluk
D.C Conversion to education purpose NO ALN(S) SR(KEN) 156/2008-09
dated 22/03/2016

bounded by:
BBMP Khata No. 2704/10/5
EAST by: 80 ft Ring Road

WEST by: 30 ft Road

NORTH by: Private Land

SOUTH by: SOUTH by: Kalyani motors Pvt Ltd. In the remain
ing portion of Sry no- 10/5

M. Sumantha.

B. N. Hongachal

Bh

For SOUJANYA PATEL TRUST

SECRETARY

For SOUJANYA PATEL TRUST

SECRETARY

For CHIT

For KATHSHALYA SCHOOL

PRINCIPAL

For SOUJANYA PATEL TRUST

SECRETARY

M. Sumantha.

B. N. Hongachal

B. N. Hongachal

Bh



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WITNESS WITH ADDRESS. PARTY OF THE FIRST

1) Somashekara R.S.
(SOMASHEKAR. R.S.)

NO. 1056, 11th Main 5th A' CROSS
R.P.C. LAYOUT, B'lore-560104

B.N. Gangadhar
Sri. B.N. Gangadhar

M. Sunanda
Smt. M. Sunanda

2) Kumar Ravadeke
B'lore: 562130.

B.G. Shreyas
Sri. B.G. Shreyas

PARTY OF THE SECOND

Sri Chaitanya
Sri Chaitanya

(Secretary, Soujanya Patel Trust)

SECRETARY
SOUJANYA PATEL TRUST
(CHITRAKOOTA SCHOOL)
#1056, 11th Main, R.P.C. Layout,
Hampinagar, Bangalore-560104

Drafted by: P. Saravanan
P. Saravanan

D.W.L. No. 06/11-12
No. 102, Jyothinagar,
Mysore Road, Bangalore-39

For SOUJANYA PATEL TRUST
Sri Chaitanya
SECRETARY

For CHITRAKOOTA KAUSHALYA SCHOOL
Principal
PRINCIPAL