

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತವೇಜು ಹಾಳೆ
Document Sheet



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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

ಈ ದಸ್ತವೇಜು.....10.....ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ
ಒಂದನೇ ಪುಟದ ದಸ್ತವೇಜು ಸಂಖ್ಯೆ.....9444.2
2025-26

BK-I - 9442
25-26

LEASE AGREEMENT

This agreement of lease made and executed at Bangalore, on this **15th day of September Two Thousand Twenty-Five (15/09/2025)** at Bangalore, by and **Between:**

Mr. R. GIRISH KUMAR
S/o Mr. late Ramakrishna
aged about 41 years.
Aadhar Number 362359980226
Residing at: #351 Varanasi, Jinkethimmanahalli
T C Palya Post, Bangalore- 560036,

Hereinafter called "The Owner" of the premises herein. (Hereinafter referred to as the "OWNER" which expression shall whenever the context so require or admits shall mean and include their respective heirs, executors, administrators and assigns.)

The owners of the schedule premises herein after referred to as the LESSORS, which terms or expression shall unless repugnant to the subject or context mean and include their legal heirs, executors, successors, administrators, legal representatives and assigns of the **FIRST PART.**

AND

M/S SREE VENKATAGIRI CHARITABLE TRUST
Represented by its Managing Trustee
Mr. R. GIRISH KUMAR
S/o Mr. late Ramakrishna
aged about 41 years.
Aadhar Number 362359980226
Residing at: #351 Varanasi, Jinkethimmanahalli
T C Palya Post, Bangalore -560036,

2ನೇ ಪುಟದ ದಸ್ತವೇಜು ಸಂಖ್ಯೆ 9442-5
2025-26



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

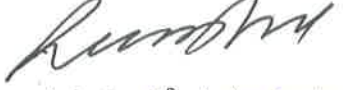
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Ms.M/S SREE VENKATAGIRI CHARITABLE TRUST Represented by its Managing Trustee Mr. R. GIRISH KUMAR S/o late Ramakrishna ಇವರು ₹9,000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
1:-Payment	9,000.00	Online Challan Reference Number RG0925000022144765 Dated:15/09/2025
Total:	9,000.00	

ಸ್ಥಳ : ಬಾಣಸವಾಡಿ

ದಿನಾಂಕ: 17/09/2025


ಉಪ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಜಿರಿಯ ರೂಪಾಯಿ ದಾಖಲಾತಿ
ಬಾಣಸವಾಡಿ, ಬೆಂಗಳೂರು,

3ನೇ ಪುಟದ ದಸ್ತವೇಜು ಸಂಖ್ಯೆ 9442-1

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

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

Hereinafter referred to as the LESSEE, which terms or expression shall unless repugnant to the subject or context mean and include their legal heirs, executors, successors, administrators, legal representatives and assigns of the **SECONDPART**.

WHEREAS, The LESSORS, are the absolute owners and in physical possession of the schedule premises of the land bearing **Property No.18/2 new E Kata PID number 2507504000 measuring to an extent of 22,860 Sqft, situated at Varanasi (Jinkethimmanahalli) Village, K R Puram Hobli, Bengaluru East Taluk, Bengaluru Urban District,560036** herein after referred to as the Leased Premises mentioned more fully in the schedule herein.

AND WHEREAS, the Lessee had approached the LESSORS for grant of lease in respect of the leased schedule premises for '**SREE VENKATAGIRI CHARITABLE TRUST**' activity of setting up a '**SREE VENKATAGIRI CHARITABLE TRUST**' and the LESSORS has agreed to lease out the same to the Lessee and to grant to the Lessee the Leased premises within the larger extent of the land owned by the LESSORS under the terms of this Deed as fully described. The Lessee has agreed to take on Lease the same, subject to the covenants, conditions and stipulations, hereinafter in these presents expressed and contained.

NOW IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

1. GRANT OF LEASE:

The LESSORS hereby grants to the Lessee, the right to enter into and use and remain in the Leased premises and that the Lessee shall be entitled to peacefully possess and enjoy possession of the Leased premises and other rights granted herein during the tenure of this Lease.

ನೀ ಪುಟದ ದಸ್ತವೇಜು ಸಂಖ್ಯೆ.....
2025-26

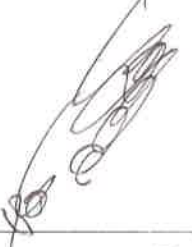
Nature of Document	Sub-Article	Imported
Lease of immovable property	30(1) (vi) (iii) Where the lease purports to be for a term exceeding thirty year or in perpetuity or does not purport to be for any definite term-(iii) If the property is situated within the limits other than the limits specified in items (30-1-vi-i) and (30-1-vi-ii)	BBMP

ದಸ್ತವೇಜು ಸಂಖ್ಯೆ :- BNS-1-09442-2025-26

ಬಾಣಸವಾಡಿ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 17/09/2025 ರಂದು 10:43:17 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

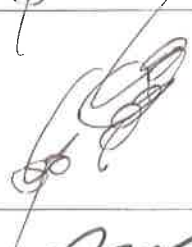
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1,500.00
2	ಸೇವಾ ಶುಲ್ಕ	650.00
	ಒಟ್ಟು	2,150.00

Ms.M/S SREE VENKATAGIRI CHARITABLE TRUST Represented by its Managing Trustee Mr. R. GIRISH KUMAR S/o late Ramakrishna ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Ms.M/S SREE VENKATAGIRI CHARITABLE TRUST Represented by its Managing Trustee Mr. R. GIRISH KUMAR S/o, late Ramakrishna , 41, Resident of: , 351 Varanasi jinkathimmana halli T C palya post, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560036 (Presenter)		 Left Thumb	


ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಾಣಸವಾಡಿ, ಬೆಂಗಳೂರು,

ದಸ್ತವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Ms.M/S SREE VENKATAGIRI CHARITABLE TRUST Represented by its Managing Trustee Mr. R. GIRISH KUMAR S/o late Ramakrishna, , 41, Resident of: , 351 Varanasi jinkathimmana halli T C palya post, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560036 (Claimant)		 Left Thumb	
2	Sri.Sri.ಆರ್ ಗಿರೀಶ್ ಕುಮಾರ್ S/o S/O: ವಿ ರಾಮಕೃಷ್ಣ, , 41, Resident of: , #351 Varanasi po krishnarajapura , Bengaluru East, BENGALURU URBAN, KARNATAKA - 560036 (Exccutant)		 Left Thumb	


ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಾಣಸವಾಡಿ, ಬೆಂಗಳೂರು,

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

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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2. PURPOSE

The Lessee shall use the Leased premises for the purpose of '**SREE VENKATAGIRI CHARITABLE TRUST**' any other allied services related to their educational purpose only from time to time.

3. TERM

The Term of Lease shall be for a **fixed period of 30 years**, the effective date is **15.09.2025 to 14.09.2055**, which shall commence, in accordance with the terms hereof upon expiry of the Lease Period. The Lease shall be renewable on the same terms and conditions provided a request for the Renewal is made by the Lessee one year before the expiry of the Lease period.

4. LEASE AMOUNT

The Lessee agreed to pay the lease amount of **Rs. 3,00,000/- (Three Lakhs Rupees Only)** to the LESSORS the Leased premises schedule LESSORS in the following manner:

The LESSORS and the same is received acknowledge before the witnesses.

5. SUB LEASE, ASSIGNMENT

The Lessee shall be permitted to sublet or assign the Lease of the Leased premises during the Lease period.

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2025-26

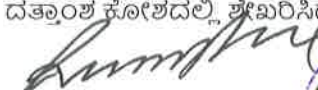
ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	Kumar S/o Harish (Identifier)	,K.R.Puram, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560043	
2	Rajendran S/o Venkatesh (Identifier)	,K.R.Puram, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560036	


ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಾಣಸವಾಡಿ, ಬೆಂಗಳೂರು,



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತವೇಜು
ನಂಬರ್ BNS-1-09442-2025-26 ಆಗಿ
ದಿನಾಂಕ 17/09/2025 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ
ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ


ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಬಾಣಸವಾಡಿ)
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಾಣಸವಾಡಿ, ಬೆಂಗಳೂರು,



7ನೇ ಪುಟದ ದಸ್ತವೇಜು ಸಂಖ್ಯೆ 9442-1

2025-26

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

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

6. REFUNDABLE LEASE SECURITY DEPOSITS: -

The Lessee on this Day has paid to the LESSORS an amount **of Rs.3,00,000/- (Three Lakhs Rupees Only) issued in favor of the LESSORS.**

The LESSORS acknowledges the receipt of the security deposit, subject to realization. This security deposit is refundable at the Termination/end of this Agreement, without any interest, and is to be held as security for the payment of Lease amount and the due compliance by the Lessee of all of its obligations in this Agreement.

In the event the LESSORS sells the Leased premises or assigns all rights under this Lease Deed to a third party (NEW LESSORS), the security deposit shall also to be transferred to the New LESSORS who shall be bound by the terms of this Lease Deed.

7. LOCK IN PERIOD

The Lessee or LESSORS shall not be entitled to terminate this lease during the period of 30 years from the effective date **15.09.2025 to 14.09.2055.** However, it is mutually agreed that for any reasons.

8. DECLARATION

The LESSORS hereby declares that he is the absolute owner of the Leased premises, in Property No.18/2 measuring to an extent of 22,860 Sqft, new E katha PID number 2507504000 title for putting up **SREE VENKATAGIRI CHARITABLE TRUST** and any other allied services related to the Lessee's business or businesses from time to time.

09. COMPLIANCE WITH RULES: -

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

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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(ಜವಾಬ್ದಾರಿ ಸೇರಿ)

a. The Lessee shall comply with all applicable laws, rules and regulations of the Local Government authorities in relation to the Leased Premises.

b. All permissions relevant to land use from the appropriate authorities to be arranged by the LESSORS for entire tenure.

10. TAXES:

The LESSORS shall be responsible for the timely payment of property tax and any other municipal taxes pertaining to the Leased Premises during the entire Lease Period. All other statutory taxes or duties, levied by the government or governmental departments related exclusively with the **SREE VENKATAGIRI CHARITABLE TRUST** purpose activity of the lessee, shall be borne by the Lessee.

The parties agree that stamp duty and registration charges on this deed shall be borne by the Lessee.

11. DUTIES AND OBLIGATIONS

a. The Lessee can sublet, assign or transfer the said Leased premises, whole or any part thereof to any other person or concern in any manner whatsoever, without obtaining written consent from the LESSORS during the tenure of this lease.

b. The accommodations under the lease shall be used as the registered office of the **SREE VENKATAGIRI CHARITABLE TRUST**.

c. The Lessee agrees to indemnify and hold harmless the LESSORS for all its business activities including but not limited to statutory dues, municipal taxes and other charges.

d. The Lessee shall be responsible for insuring the leased Premises.

ಈ ದಸ್ತವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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e. The Lessee shall not carry out any activity which is illegal in nature and not permissible by law.

12. ASSIGNMENT BY THE LESSORS:

The LESSORS, shall not be entitled to sell, assign, convey or transfer in any manner their interest in the Leased Premises or their rights and obligations under this Lease Deed to any third party during the period of lease, without the written consent of the Lessee. In such an event the LESSORS shall ensure that the prospective purchaser/assignee agrees to be bound by the terms of this Lease Deed.

13. ENTIRE AGREEMENT

This document constitutes of the entire Agreement between the Lessee and LESSORS. This Agreement cannot be modified except in writing and must be signed by all parties. Neither LESSORS nor Lessee have made any promises or representations, other than those set forth in this agreement and those implied by law.

14. MISCELLANEOUS

The quotes in Bengaluru Urban shall have sole jurisdiction to entertain disputes arising from / out of / as a result of this agreement. The parties here to agree that this agreement shall be registered in Bengaluru.



2025-26

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತವೇಜು ಹಾಳೆ
Document Sheet



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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ.3/-
(ಜವಾಬ್ದಾರಿ ಸೀರಿ)

ಈ ದಸ್ತವೇಜು.....10.....ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ
ಬಂದನೇ ಪುಟದ ದಸ್ತವೇಜು ಸಂಖ್ಯೆ.....9444.2
2025-26

BK-I - 9442
25-26

LEASE AGREEMENT

This agreement of lease made and executed at Bangalore, on this **15th day of September Two Thousand Twenty-Five (15/09/2025)** at Bangalore, by and **Between:**

Mr. R. GIRISH KUMAR
S/o Mr. late Ramakrishna
aged about 41 years.
Aadhar Number 362359980226
Residing at: #351 Varanasi, Jinkethimmanahalli
T C Palya Post, Bangalore- 560036,

Hereinafter called "The Owner" of the premises herein. (Hereinafter referred to as the "OWNER" which expression shall whenever the context so require or admits shall mean and include their respective heirs, executors, administrators and assigns.)

The owners of the schedule premises herein after referred to as the LESSORS, which terms or expression shall unless repugnant to the subject or context mean and include their legal heirs, executors, successors, administrators, legal representatives and assigns of the **FIRST PART.**

AND

M/S SREE VENKATAGIRI CHARITABLE TRUST
Represented by its Managing Trustee
Mr. R. GIRISH KUMAR
S/o Mr. late Ramakrishna
aged about 41 years.
Aadhar Number 362359980226
Residing at: #351 Varanasi, Jinkethimmanahalli
T C Palya Post, Bangalore -560036,

SECRETARY
SREE VIDYANIKETHANA SCHOOL
No 18, 1st Cross, Sree Venkatagiriappa Layout
R R Temple Road, Varanasi, Bangalore 560036

PRINCIPAL
SREE VIDYANIKETHANA SCHOOL
No 18, 1st Cross, Sree Venkatagiriappa Layout
R R Temple Road, Varanasi, Bangalore 560036

2ನೇ ಪುಟದ ದಸ್ತವೇಜು ಸಂಖ್ಯೆ 9442-5
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

Ms.M/S SREE VENKATAGIRI CHARITABLE TRUST Represented by its Managing Trustee Mr. R. GIRISH KUMAR S/o late Ramakrishna ಇವರು ₹9,000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
1:-Payment	9,000.00	Online Challan Reference Number RG0925000022144765 Dated:15/09/2025
Total:	9,000.00	

ಸ್ಥಳ : ಬಾಣಸವಾಡಿ

ದಿನಾಂಕ: 17/09/2025


ಉಪನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಬಾಣಸವಾಡಿ, ಬೆಂಗಳೂರು,


SECRETARY
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PRINCIPAL
SREE VIDYANIKETHANA SCHOOL

No. 18, 1st Cross, Sree Venkatagiriappa Layout
R R Temple Road, Varanasi, Bangalore 560036

ಈ ದಸ್ತವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

Hereinafter referred to as the LESSEE, which terms or expression shall unless repugnant to the subject or context mean and include their legal heirs, executors, successors, administrators, legal representatives and assigns of the **SECONDPART**.

WHEREAS, The LESSORS, are the absolute owners and in physical possession of the schedule premises of the land bearing **Property No.18/2 new E Kata PID number 2507504000 measuring to an extent of 22,860 Sqft, situated at Varanasi (Jinkethimmanahalli) Village, K R Puram Hobli, Bengaluru East Taluk, Bengaluru Urban District,560036** herein after referred to as the Leased Premises mentioned more fully in the schedule herein.

AND WHEREAS, the Lessee had approached the LESSORS for grant of lease in respect of the leased schedule premises for '**SREE VENKATAGIRI CHARITABLE TRUST**' activity of setting up a '**SREE VENKATAGIRI CHARITABLE TRUST**' and the LESSORS has agreed to lease out the same to the Lessee and to grant to the Lessee the Leased premises within the larger extent of the land owned by the LESSORS under the terms of this Deed as fully described. The Lessee has agreed to take on Lease the same, subject to the covenants, conditions and stipulations, hereinafter in these presents expressed and contained.

NOW IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS

1. GRANT OF LEASE:

The LESSORS hereby grants to the Lessee, the right to enter into and use and remain in the Leased premises and that the Lessee shall be entitled to peacefully possess and enjoy possession of the Leased premises and other rights granted herein during the tenure of this Lease.

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2025-26

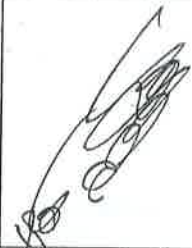
Nature of Document	Sub-Article	Imported
Lease of immovable property	30(1) (vi) (iii) Where the lease purports to be for a term exceeding thirty year or in perpetuity or does not purport to be for any definite term-(iii) If the property is situated within the limits other than the limits specified in items (30-1-vi-i) and (30-1-vi-ii)	BBMP

ದಸ್ತವೇಜು ಸಂಖ್ಯೆ :- BNS-1-09442-2025-26

ಬಾಣಸವಾಡಿ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 17/09/2025 ರಂದು 10:43:17 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

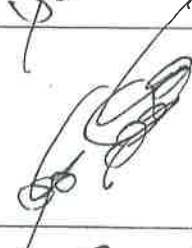
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1,500.00
2	ಸೇವಾ ಶುಲ್ಕ	650.00
	ಒಟ್ಟು	2,150.00

Ms.M/S SREE VENKATAGIRI CHARITABLE TRUST Represented by its Managing Trustee Mr. R. GIRISH KUMAR S/o late Ramakrishna ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Ms.M/S SREE VENKATAGIRI CHARITABLE TRUST Represented by its Managing Trustee Mr. R. GIRISH KUMAR S/o late Ramakrishna, 41, Resident of: , 351 Varanasi jinkathimmana halli T C palya post, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560036 (Presenter)		 Left Thumb	


ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಾಣಸವಾಡಿ, ಬೆಂಗಳೂರು,

ದಸ್ತವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Ms.M/S SREE VENKATAGIRI CHARITABLE TRUST Represented by its Managing Trustee Mr. R. GIRISH KUMAR S/o late Ramakrishna, 41, Resident of: , 351 Varanasi jinkathimmana halli T C palya post, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560036 (Claimant)		 Left Thumb	
2	Sri.Sri.ಆರ್ ಗಿರೀಶ್ ಕುಮಾರ್ S/o S/O: ವಿ ರಾಮಕೃಷ್ಣ, 41, Resident of: , #351 Varanasi po krishnarajapura , Bengaluru East, BENGALURU URBAN, KARNATAKA - 560036 (Exccutant)		 Left Thumb	

SECRETARY

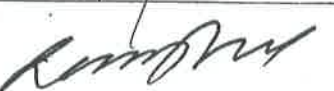
SREE VIDYANIKETHANA SCHOOL

<https://kaveri.dept.karnataka.gov.in/document/endorsement>
No 18, 1st Cross, Sree Venkatagiriappa Layout
R R Temple Road, Varanasi, Bangalore 560036


PRINCIPAL

SREE VIDYANIKETHANA SCHOOL

No 18, 1st Cross, Sree Venkatagiriappa Layout
R R Temple Road, Varanasi, Bangalore 560036


ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಾಣಸವಾಡಿ, ಬೆಂಗಳೂರು, 2/3

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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(ಜವಾಬ್ದಾರಿ ಸೇರಿ)

2. PURPOSE

The Lessee shall use the Leased premises for the purpose of '**SREE VENKATAGIRI CHARITABLE TRUST**' any other allied services related to their educational purpose only from time to time.

3. TERM

The Term of Lease shall be for a **fixed period of 30 years**, the effective date is **15.09.2025 to 14.09.2055**, which shall commence, in accordance with the terms hereof upon expiry of the Lease Period. The Lease shall be renewable on the same terms and conditions provided a request for the Renewal is made by the Lessee one year before the expiry of the Lease period.

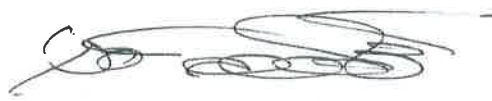
4. LEASE AMOUNT

The Lessee agreed to pay the lease amount of **Rs. 3,00,000/- (Three Lakhs Rupees Only)** to the LESSORS the Leased premises schedule LESSORS in the following manner:

The LESSORS and the same is received acknowledge before the witnesses.

5. SUB LEASE, ASSIGNMENT

The Lessee shall be permitted to sublet or assign the Lease of the Leased premises during the Lease period.



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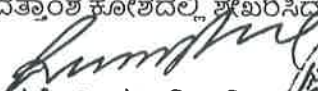
6 ನೇ ಪುಟದ ದಸ್ತವೇಜು ಸಂಖ್ಯೆ 9442-1
2025-26

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	Kumar S/o Harish (Identifier)	,K.R.Puram, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560043	
2	Rajendran S/o Venkatesh (Identifier)	,K.R.Puram, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560036	


ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಾಣಸವಾಡಿ, ಬೆಂಗಳೂರು,



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತವೇಜು
ನಂಬರ್ BNS-1-09442-2025-26 ಆಗಿ
ದಿನಾಂಕ 17/09/2025 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ
ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಶಿವಾಜಿನಗರ (ಬಾಣಸವಾಡಿ)
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಾಣಸವಾಡಿ, ಬೆಂಗಳೂರು,




SECRETARY
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ಈ ದಸ್ತವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ ೨(೧)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ. ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

6. REFUNDABLE LEASE SECURITY DEPOSITS: -

The Lessee on this Day has paid to the LESSORS an amount of **Rs.3,00,000/- (Three Lakhs Rupees Only)** issued in favor of the LESSORS.

The LESSORS acknowledges the receipt of the security deposit, subject to realization. This security deposit is refundable at the Termination/end of this Agreement, without any interest, and is to be held as security for the payment of Lease amount and the due compliance by the Lessee of all of its obligations in this Agreement.

In the event the LESSORS sells the Leased premises or assigns all rights under this Lease Deed to a third party (NEW LESSORS), the security deposit shall also to be transferred to the New LESSORS who shall be bound by the terms of this Lease Deed.

7. LOCK IN PERIOD

The Lessee or LESSORS shall not be entitled to terminate this lease during the period of 30 years from the effective date **15.09.2025 to 14.09.2055**. However, it is mutually agreed that for any reasons.

8. DECLARATION

The LESSORS hereby declares that he is the absolute owner of the Leased premises, in Property No.18/2 measuring to an extent of 22,860 Sqft, new E katha PID number 2507504000 title for putting up **SREE VENKATAGIRI CHARITABLE TRUST** and any other allied services related to the Lessee's business or businesses from time to time.

09. COMPLIANCE WITH RULES: -


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ಈ ದಸ್ತಖತೆ ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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(ಜವಾಬ್ದಾರಿ ಸೇರಿ)

a. The Lessee shall comply with all applicable laws, rules and regulations of the Local Government authorities in relation to the Leased Premises.

b. All permissions relevant to land use from the appropriate authorities to be arranged by the LESSORS for entire tenure.

10. TAXES:

The LESSORS shall be responsible for the timely payment of property tax and any other municipal taxes pertaining to the Leased Premises during the entire Lease Period. All other statutory taxes or duties, levied by the government or governmental departments related exclusively with the **SREE VENKATAGIRI CHARITABLE TRUST** purpose activity of the lessee, shall be borne by the Lessee.

The parties agree that stamp duty and registration charges on this deed shall be borne by the Lessee.

11. DUTIES AND OBLIGATIONS

a. The Lessee can sublet, assign or transfer the said Leased premises, whole or any part thereof to any other person or concern in any manner whatsoever, without obtaining written consent from the LESSORS during the tenure of this lease.

b. The accommodations under the lease shall be used as the registered office of the **SREE VENKATAGIRI CHARITABLE TRUST**.

c. The Lessee agrees to indemnify and hold harmless the LESSORS for all its business activities including but not limited to statutory dues, municipal taxes and other charges.

d. The Lessee shall be responsible for insuring the leased Premises.


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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



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

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

ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

e. The Lessee shall not carry out any activity which is illegal in nature and not permissible by law.

12. ASSIGNMENT BY THE LESSORS:

The LESSORS, shall not be entitled to sell, assign, convey or transfer in any manner their interest in the Leased Premises or their rights and obligations under this Lease Deed to any third party during the period of lease, without the written consent of the Lessee. In such an event the LESSORS shall ensure that the prospective purchaser/assignee agrees to be bound by the terms of this Lease Deed.

13. ENTIRE AGREEMENT

This document constitutes of the entire Agreement between the Lessee and LESSORS. This Agreement cannot be modified except in writing and must be signed by all parties. Neither LESSORS nor Lessee have made any promises or representations, other than those set forth in this agreement and those implied by law.

14. MISCELLANEOUS

The quotes in Bengaluru Urban shall have sole jurisdiction to entertain disputes arising from / out of / as a result of this agreement. The parties here to agree that this agreement shall be registered in Bengaluru.

Deenajoy
PRINCIPAL

SREE VIDYANIKETHANA SCHOOL
No 18, 1st Cross, Sree Venkatagiriappa Layout
R R Temple Road, Varanasi, Bangalore 560036

SECRETARY
SREE VIDYANIKETHANA SCHOOL
No 18, 1st Cross, Sree Venkatagiriappa Layout
R R Temple Road, Varanasi, Bangalore 560036

ಈ ದಸ್ತವೇಜು ಹಾಳೆಯನ್ನು ಸಂಸ್ಥೆಯ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

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ಬೆಲೆ : ರೂ.3/-
(ಜವಾಬಿ ಸೇರಿ)

LEASE SCHEDULE PREMISES

SCHEDULE

All that piece and parcel of land bearing Property No.18/2 New E Katha PID Number 2507504000 Measuring To An Extent Of 22,860 Sq ft, Situated At Varanasi (Jinkethimmanahalli) Village, K R Puram Hobli, Bengaluru East Taluk, Bengaluru Urban District 560036 and bounded on: -

East by: Private Property,

West by: Remaining Property ,18/2

North by: private property

South by: Remaining property 18/2

WITNESSES: -

1. *Ram*

Ramindram Sh
Mangappa Medahalli

2. *Mangappa*

Mangappa S/O Mahan Ramiah
K.R. Puram

LESSOR

LESSEE

SECRETARY

SREE VIDYANIKETHANA SCHOOL

No 18, 1st Cross, Sree Venkatagiriappa Layout
R R Temple Road, Varanasi, Bangalore 560036

Seenafaseph

PRINCIPAL

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