

1451/2022-23

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
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
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ಈ ದಸ್ತಾವೇಜು 6 ಪಾಳೆಗಳನ್ನು ಒಳಗೊಂಡಿದೆ. 1451 ಸಂಖ್ಯೆಯ ದಸ್ತಾವೇಜು
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2022-23

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

LEASE DEED

THIS DEED OF LEASE is made and executed at MYSORE on this the 16TH day of June Two Thousand twenty two (16 06 2022).

BY AND BETWEEN

Smt Padma Manjunath, w/o M G. Manjunath Setty, aged about 58 years, residing at: #225/1, Small Bazaar Street, T.Narasipura, hereinafter referred to as the LESSOR ONE PART.

AND

Sri Dheeraj.M Managing trustee C/o Esha M.V.Govindaraja setty Trust[®], aged about 33 years, residing at: #225/1, Small Bazaar Street, T.Narasipura Mysore hereinafter called as the "LESSEE" OTHER PART.

WITNESSESS AS FOLLOWS:

WHEREAS, the LESSOR herein Owner of the property bearing no152200702512520118(324/309), situated at Mysore chamarajnagar Road, Madhapura panchayat, Chowahalli village, T.Narasipura Tq, the vacant land which property is more fully described in the Schedule hereunder and hereinafter referred to as the Schedule Property together with construction thereon.

WHEREAS upon the aforesaid assurances and representations made by the LESSOR, the LESSEE has agreed to take on lease and the LESSOR has agreed to give on lease the Schedule Property.

WHEREAS, the LESSEE herein is intending to run a School in the schedule premises.
NOW THIS LEASE DEED WITNESSES AS FOLLOWS:

1. Pursuant to the foregoing and in consideration of the monthly rents reserved hereunder and subject to the terms, conditions and covenants, the LESSOR does hereby demise and grant lease of the entire Schedule Property unto the LESSEE for a period of 30(Thirty) years.

2. The lease shall be for a period of 30 (Thirty) year commencing from 16.06.2022 to 15.06.2052
Accordingly, the LESSOR has handed over the vacant and peaceful possession of the Schedule Property to the LESSEE.

1 |

Padma Manjunath

For Esha M.V. Govindaraja Setty Trust (R)

M. Dheeraj
Managing Trustee

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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ಈ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1451 ರ 3 ನೇ ಹಾಳೆ

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

3. The rent payable by the LESSEE to the LESSOR for the Schedule Property shall be on a monthly basis and the present agreed rate of rent is Rs.1,000/- (Rupees One thousand) per month and the LESSEE shall pay enhanced rate of rent at 10% (Ten Percent) once in every 10 (Ten) years on the prevailing last paid rent. For the first 1(ONE) year 5(Five)months Rent need not to pay it is exempted to setup the school it is an exemption given by lessor.

4. Rent can be enhanced depending on the success rate of the trust after 3 years of the commencement of the school.

5. The lessee shall maintain the schedule property in tenantable condition during the tenure of lease.

6. The LESSEE shall use the Schedule Property for the purpose of carrying on his legal business only and lessee can develop and construct in the property as per there requirement with there own cost lessor is not liable for the development.

7. Keep the Schedule Property in good order and condition.

8. Not to carry on or permit to be carried on in the Schedule Property any offensive trade or business, nor use the same or allow the same to be used for any illegal purpose.

9. The courts at T.Narasipura alone shall have jurisdiction to try and entertain all suits, proceedings, and claims arising out of these presents.

10. This Deed is drawn in Two(2) set. LESSEE M.Dheeraj shall have 1 set of document LESSOR Padma Manjunath shall have 1set of document.

LESSOR'S ADDRESS :

Smt. Padma Manjunath
w/o M.G. Manjunath Setty,
225/1, Small Bazaar Street,
T.Narasipura.
Aadhar no:227641117513

LESSEE'S ADDRESS :

2 |

Padma Manjunath

For Esha M.V. Govindaraja Setty Trust (R)
M. Shetty
Managing Trustee

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
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Rs. 145/- ನೀ ಪೈಸೆ ಕದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ
1451 ರ 5 ದೇ ಹಾಳೆ

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

Sri M.Dheeraj,
C/o Esha M.V Govindaraja setty TRUST*
Reg office at:225/1,
Small bazaar street,
T.NARASIPURA
Aadhar no:485548995976

SCHEDULE PROPERTY

All that piece and parcel of property bearing no152200702512520118 (324/309), situated at Mysore
chamarajnagar road,Madhapura panchayat,chowahalli village, T.Narasipura road, measuring about
7827 14sqmt alienation no173897,173901,173901 and bounded on:

East by: K.V.Arun kumar property
West by: Mysore Chamarajnagar road,
North by: Chanamma property,
South by: K.V.Arun kumar

IN WITNESS WHEREOF, the parties hereto have hereunto set their respective sign and seal to these
presents on the day, month and year first above written.

{SIGNED, SEALED and DELIVERED by the said
For and on behalf of the LESSOR above named}

Padmamamburath

{SIGNED, SEALED and DELIVERED by the said
For and on behalf of the LESSEE above named}

For Esha M.V. Govindaraja Setty Trust (R)

M. Theeraj
Managing Trustee

WITNESSES:

1

Sathish Kumar, D

2

86. Doddadeve Gowda

Kanaka Gowdanna Dodoli

Kanaka Pura Tq.

3

Shri. S. S. S. S. S.

T. H. Pura town

ಮಹದೇವಯ್ಯ
ಮೈಸೂರು ಜಿಲ್ಲಾ ಪತ್ರ ಬರಹಗಾರರು
ವೈ.ನಂ. DWL/TNP-05 2006-07
ಅ. ನರಸೀಪುರ ಬೌನ್

BK-I
1451 6



ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Sathish Kumar D S/o Doddla Devegowda Kenchegowdana Doddi, Kanakapura Tq.,	Sauh
2	Shivu S/o Siddu T. Narasipura Town.	Shivu

C. Nagan
ಹರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಶ. ನರಸೀಪುರ

ಮೂಲ ದಸ್ತಾವೇಜಿನೊಡನೆ ಒಂದು ಗಣಕೀಕೃತ ದಸ್ತಾವೇಜನ್ನು ಹಾಜರು ಪಡಿಸಿದ್ದು, ಮೂಲ ಪ್ರತಿಗೂ ಹಾಗೂ ಇತರೆ ಪ್ರತಿಗೂ ಯಾವುದೇ ವ್ಯತ್ಯಾಸವಿರುವುದಿಲ್ಲ ಎಂದು ದೃಢೀಕರಿಸಿದೆ.

C. Nagan
ಹರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಶ. ನರಸೀಪುರ

	
1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ TNP-1-01451-2022-23 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ TNPD966 ನೇ ದೃಢೀಕೃತ ದಿನಾಂಕ 22-06-2022 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ	
C. Nagan ಹರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ ಶ. ನರಸೀಪುರ	