

BI-2437/14-15

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.	ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka	ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet
ನೋಂದಣಿ ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department	ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document	ಬೆಲೆ : ರೂ. 2/-
ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution	ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.	

1 5
2437

-1-

LEASE DEED

This Lease is made the Nineteenth day of July 2014 between Sri T.N. DHANANJAYA S/o Sri T. Nanjundaiah, resident of Kowdle Village, Koppa Hobli, Maddur Taluk, Mandya District (herein after called the Lessor) of the 'one part and Smt. Deepa B.R. W/o Dr. Dhananjaya T.N. the secretary/Treasurer and authorized person the Akshara Educational and Rural Development Trust(R) resident of Kowdle village, Koppa Hoblie, Maddur taluk(hereinafter called Lessees) of the other part:

WHEREAS the Lessor Sri Dhananjaya T.N. is the sole owner and proprietor in possession of all the schedule converted land comprising , buildings thereon situated at Kowdle village, Maddur Taluk, Mandya District, bearing property no. 632 of Kowdle grama Panchayath together with all easements and appurtenances whatsoever, thereunto belonging and fixtures, fittings, trees, well etc.

AND WHEREAS the Lessee Smt. Deepa B.R. who is the Secretary/Treasurer of the said Trust has been authorized to enter into the Lease with the Lessor as per the resolution of the said trust dated 25-12-2013. The Lessee desirous of taking the said land with all buildings, fixtures, trees, well etc., on lease for a period of 30 years on a monthly rent of Rs. 25,000/- (Rupees twenty five thousand only)

For Akshara International Public School
(Kowdle, Maddur Taluk, Mandya Dist)

B. R. Deepa
Secretary

Deepa B.R.

Suresh Babu C.K.

SURESH BABU, C.K.
M.Sc., B.Ed., M.P. I.,
Principal
Akshara International Public School
Kowdle, Maddur Taluk, Mandya Dist.
CBSE AFFILIATION NUMBER-830639
SCHOOL CODE: 45699



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

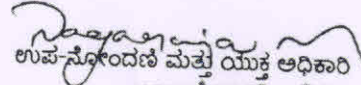
1957-ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ B.R.Deepa, Secretary Akshara Educational and Rural Development Trust, Kowdle
Koppa Hobli, Maddur Taluk , ಇವರು 9000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ
ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	9000.00	
ಒಟ್ಟು :	9000.00	

ಸ್ಥಳ : ಮದ್ದೂರು

ದಿನಾಂಕ : 19/07/2014


ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ನಗದು ರೂಪ
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಮದ್ದೂರು

Designed and Developed by C- DAC ,ACTS Pune.


SURESH BABU. C.K.
M.Sc., B.Ed., M.P., I.,
Principal
Akshara International Public School
Kowdle, Maddur Taluk, Mandya Dist.
CBSE AFFILIATION NUMBER-830639
SCHOOL CODE: 45699

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚೀಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

1 ನೇ ಪುಟದ 2/37
ದಸ್ತಾವೇಜಿನ 2 ನೇ ಹಾಳೆ

-2-

AND WHEREAS Sri Dhananjaya T.N. is agreeable to do so .

NOW THEREFORE, this deed witnesses that in pursuance of the above agreement and in consideration of the rent herein reserved and which is agreed to be part of the Lessee hereinafter contained , the said Lessor hereby demises by way of lease unto the said lessee, their successors and representatives, all that converted land with the buildings thereon situated at Kowdle village, more fully described under the foot of the schedules, together with all easements, appurtenances' whatsoever thereunto and also all fixtures, buildings, well, trees, etc., and upon the said buildings specified in the schedule on the conditions and terms following:-

1. That the Lessee may hold the demised property together with all buildings, fixtures, fittings, trees, well, etc., for a term of 30(thirty) years from the date of January 1st 2014 paying the monthly rent of Rs.25,000. The tenancy to begin from the 1st of each English Calendar month and to terminate on the last day of the same month.
2. That the Lessee shall also in addition to the aforesaid rent pay and discharge all rates, taxes and cesses which are levied other than the tax to be paid to the Gramapanchayath

For Akshara International Public School
(Kowdle, Maddur Taluk, Mandya Dist)

B. R. Deppa

Secretary

SURESH BABU. C.K.
M.Sc., B.Ed., M.P.T.,
Principal

Akshara International Public School
Kowdle, Maddur Taluk, Mandya Dist.
CBSE AFFILIATION NUMBER-830639
SCHOOL CODE: 45699



Print Date & Time : 19-07-2014 04:22:47 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 2437

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಮದ್ದೂರ್ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 19-07-2014 ರಂದು 04:03:35 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	4500.00
2	ಸ್ಯಾನಿಟೋ ಫೀ	280.00
3	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	4815.00

ಶ್ರೀಮತಿ B.R.Deepa, Secretary Akshara Educational and Rural Development Trust, Kowdle Koppa Hobli, Maddur Taluk ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚೆತ್ತಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ B.R.Deepa, Secretary Akshara Educational and Rural Development Trust, Kowdle Koppa Hobli, Maddur Taluk			For Akshara International Public School (Kowdle Maddur Taluk, Mandya Dist.) B. R. Deepa ಸಹಿ

(Signature)
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಕೋಡಲ್ ಕೊಪ್ಪಾ ಹಬ್ಲಿ
ಮದ್ದೂರು ತಾಲ್ಲೂಕು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚೆತ್ತಿನ ಗುರುತು	ಸಹಿ
1	T.N.Dhananjaya S/o T.Nanjundaiah . (ಬರೆದುಕೊಡುವವರು)			<i>(Signature)</i>

(Signature)

(Signature)
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಕೋಡಲ್ ಕೊಪ್ಪಾ ಹಬ್ಲಿ
ಮದ್ದೂರು ತಾಲ್ಲೂಕು

SURESH BABU. C.K.
M.Sc., B.Ed., M.P., I.,
Principal
Akshara International Public School
Kowdle, Maddur Taluk, Mandya Dist.
CBSE AFFILIATION NUMBER-830639
SCHOOL CODE: 45699

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 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/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

2 ಸೇ. ಸ್ವತಂತ್ರ 2437
ದಸ್ತಾವೇಜಿನ 3 ಸೇ. ಹಾಳೆ

-3-

3. That the Lessee shall obtain Electric Power in their names which is necessary to run the institution and to pay for the same.
4. That the Lessee shall also at all times during the term of 30 years keep the said premises including buildings, fixtures, fittings, trees, well etc., in good and sustainable, repairable condition and deliver up to the said Lessor, his heirs, successors and assigns at the expiration or sooner or termination of the lease.
5. That the Lessee shall use the schedule premises to run Educational Institution like Nursery, Primary, Middle School, High School, Pre-University courses and colleges of all kind including Technical and Medical Education.
6. The Lessee may also build constructions of any nature as they like which are suitable to run the educational institutions.
7. The Lessee may affix any hoardings, notice boards, play cards, lights or advertisements on the exterior of the said land and buildings.

For Akshara International Public School
(Kowdle Maddur Taluk, Mandya Dist)

B. R. Deepa
Secretary

SURESH BABU. C.K.
M.Sc., B.Ed., M.P., I.,
Principal

Akshara International Public School
Kowdle, Maddur Taluk, Mandya Dist.
CBSE AFFILIATION NUMBER-830639
SCHOOL CODE: 45699

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Gautam S.Bharadwaj S/o Late S.Seetharam 5th Cross,V.V.Nagar,Maddur Town	Gautam Bharadwaj
2	P.Eshwara S/o Late Puttaswamygowda Kowdle,Koppa Hobli,Maddur Taluk	P.Eshwara

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಮಂಡ್ಯ


1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ MDR-1-02437-2014-15 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ MDRD113 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 19-07-2014 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ




ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ಮಂಡ್ಯ)
ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ

Designed and Developed by C-DAC, ACTS, Pune

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಮಂಡ್ಯ



SURESH BABU. C.K.
M.Sc.,B.Ed.,M.P.L.,
Principal
Akshara International Public School
Kowdle,Maddur Taluk, Mandya Dist.
CBSE AFFILIATION NUMBER-830639
SCHOOL CODE: 45699

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

-4-

ನೋಂದಣಿ ಸಂಖ್ಯೆ 4157
ದಸ್ತಾವೇಜಿನ ಬೆಲೆ 4 ರೂ. 2/-

8. That the Lessee shall be at liberty to pull down any hutment or structure existing on the Schedule property to build new structure thereon. The Lessee shall also be permitted to build Tank for collecting and supplying water.
9. The Lessee shall not use the schedule property for other purposes other than the purpose enumerated in the objects of the Trust mentioned above.
10. That the Lessee shall have no right transfer the tenanted property to others.
11. That on the expiry of the Lease or on its termination for any cause whatsoever the parties reserve the right to renew the lease on the conditions and terms that may be mutually agreed upon.
12. The lessee shall have the power to mortgage or to create charge on the leasehold right created under this agreement to raise funds or to avail loans from Financial and public institutions.
13. That the lessee shall on the expiry or termination of the lease deliver possession over the Schedule property peacefully with all structures to the Lessor.

IN WITNESS WHEREOF, Sri Dhananjaya T.N., the Lessor and Smt. Deepa B.R. the said Lessee have hereunto signed the day and the year first above written.

For Akshara International Public School
(Kowdle, Maddur Taluk, Mandya Dist)

B. R. Deepa
Secretary

SURESH BABU. C.K.
M.Sc., B.Ed., M.Phil.,
Principal
Akshara International Public School
Kowdle, Maddur Taluk, Mandya Dist.
CBSE AFFILIATION NUMBER-830639
SCHOOL CODE: 45699

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

-5-

SCHEDULE

A converted land bearing Gramapanchayath assessment No. 632 of Kowdle Grama Panchayath, situated at Kowdle village, Koppa Hobli, Maddur Taluk, Mandya District, which is measuring East to West 100 sq. mt. and North to South 80 sq. mt. totally measuring 8000 square meters bound on: E- KATHANIO. 152100201500820002.

East by Hiduvali land in survey no. 524/2

West by Road

North by remaining land of the Lessor

South by River

Witnesses:-

1. Rautam S. Bheradwaj s/o Late. Sitaram
5th Cross V.V. Road (Nagala)
Maddur.

2. P. ESWARA
s/o late Puthaswamy Gowda
Kowdle, Maddur (Taluk)
Mandya (Dist).

SIGNATURE OF LESSOR

For Akshara International Public School
(Kowdle, Maddur Taluk, Mandya Dist)

B. R. Deepa

SIGNATURE OF LESSEES

SURESH BABU. C.K.
M.Sc., B.Ed., M.P.L.,
Principal
Akshara International Public School
Kowdle, Maddur Taluk, Mandya Dist
CBSE AFFILIATION NUMBER-83
SCHOOL CODE: 45699

ಶ್ರೀ ಪ್ರಸನ್ನಕಂದ್ರ

ದಸ್ತಾವೇಜು ತಯಾರಕರು ಲೆ. ನಂ. 6/81-82
ಮದ್ದೂರು, ಮಂಡ್ಯ ಜಿಲ್ಲೆ; ಮೊ : 9242119853