

2994/2024

TP/1741 81837/2024



தமிழ்நாடு தமிழ்நாடு TAMILNADU

Rs. 100/-

Date: 13.02.2024

CU 065809

Stamp Vendor L No: 17/2005 31  
HOSUR - 635 109. (T.N.)

### LEASE AGREEMENT

THIS AGREEMENT OF LEASE IS MADE AND EXECUTED AT HOSUR ON THIS  
THE 15<sup>TH</sup> DAY OF FEBRUARY 2024, (15.02.2024)

BETWEEN:-

Mr. B.L Shekar (Aadhaar No. 2979 6172 6971 & PAN No: AUEPS7435D)  
aged about 58 years, S/o Late. Lakshmalah, (Cell No. 9448797659),

Mrs. Pushpalatha (Aadhaar No. 6286 8062 0767 & PAN No: ALAPP8697F))  
aged about 49 years w/o. B.L Shekar,

**LESSORS**

**LESSEE**

For SHRI MANJUNATHA EDUCATION  
AND CHARITABLE TRUST

Founder Trustee

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Registering Officer



: 2 :

**Mr.S. Dhanush (Aadhaar No.9290 3973 1220 & PAN No: CWDPD3746H)** aged about 29 years S/o.Mr.B.L.Shekar, Vendor Nos. 1,2 and 3 are residing at No. 558, "Brundavana Nilaya", 2<sup>nd</sup> Main, Royal Country Layout, J.P Nagar, 8<sup>th</sup> Phase, Bangalore South, Bangalore-560078, Karnataka State.

**Mrs. H.N Asha (Aadhaar No. 7062 2150 1007 & PAN No: AXAPA7154N)** aged about 37 years W/o. K.P Kumar, residing at No.3/44, 2nd Cross, Near Srinivasa Temple, Chikka Adugodi, Bangalore South, Bangalore-560029. (Cell No. 9900018377) (Hereinafter called the **LESSORS /LANDLORD**, which expression shall whatever the context as permits, mean and include their executors, heirs, administrators, legal representaave and assigns) of the **FIRST PART**.

**AND**

**BRUNDAVANA SCHOOL** is functioning under **SRI MANJUNATHA EDUCATION & CHARITABLE TRUST** represented by **Mr. B.L. SHEKAR (THE CORRESPONDENT)**, Son of Mr. Late.Lakshmaiah aged about 58 years, residing at 588, Brundavana Nilayam, 2<sup>nd</sup> main, Royal Country Layout, J P. Nagar, 8th phase, Bangalore -560 078 (**AADHAR: 2979 6172 6971**) (**PAN No: AUEPS7435D**) (**Cell No: +91.9448797659**). hereinafter called the **LESSEE**, (which expression shall whatever the context as permits, mean and include his executors, heirs, administrators, legal representative, and assigns) of the **SECOND PART**.

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Whereas the Lessors is the sole and absolute owners of the land and building bearing **Survey No.458/3 (New No: 458/2A1B1) & 458/4 (New No: 458/2A1C)** to an total extent of **Ac 1 acre and 44 Cents** at Nallur Village of Hosur Taluk More particulars described in the schedule hereunder by under the registered Sale deed dated 15.02.2024, **Vide Document No.2993 /2024** of Book-1,registered at SRO Hosur hereinafter called to as the demised premises, including the vacant land in the same survey No above.

Whereas the **LESSEE** is desirous of taking the said Demised Premises on lease for educational purposes and the **LESSORS** has agreed to accept the same and both the parties have agreed to reduce in writing the obligations, terms, and condition of the lease as under.

**NOW THIS AGREEMENT WITNESSES THAT:**

**1. Grant of lease**

That in consideration of the security deposit and the monthly rent hereby received, the **LESSORS** hereby agrees to grant and the **LESSEE** hereby agrees to accept the lease of the Demised Premises.

**LESSORS**



**LESSEE**

For SHRI MATHA EDUCATION  
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Founder Trustee

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## 2. Rent

The rent payable by the **LESSEE** to the **LESSORS** for the Demised Premises as tenant shall pay a sum of **Rs.1,000.00/-per Year** (Rs. One Thousand only). The amount shall be payable by the 12th day of January of English calendar year after deduction of necessary taxes as applicable.

## 3. Payment

The annual rental payment shall be made by way of Account Payee cheques or by way of transfer to their Bank account or by way of cash.

## 4. Duration

The lease shall commence from **15<sup>th</sup> Feb 2024** and shall be in force for a period of 29 years. Thereafter, it may be renewed for further period by mutual consent.

## 5. Refundable Deposits

Refundable Deposit shall be paid by the **LESSEE** to the **LESSORS** amounting to **Rs.6000/- (Rs. Six Thousand only)**. The said amount shall be paid by Cheque / cash in favor of the **LESSORS**.

The said refundable deposit with the **LESSORS** shall be an interest free Security deposit. The security deposit shall become refundable by the **LESSORS** at the time of termination of the lease and on the **LESSEE** vacating and handing over the Demised Premises to the **LESSORS** in accordance with the terms of this agreement.

**LESSORS**



**LESSEE**

For **SHRI MANJUNATHA EDUCATION  
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The **LESSORS** hereby acknowledges the receipt of the said amount and the amount shall be held by the **LESSORS**, as security deposit during the continuance of the lease and/or any extension thereof and shall be refundable to the **LESSEE**, free of interest at the end of the period of the lease and/or any extension thereof or earlier termination, in accordance with the terms and conditions of this agreement.

#### 6. Taxes, deposits, assessment Charges

The **LESSORS** shall pay the property taxes, deposits, assessment charges and other Panchayat and Municipal charges and all taxes pertaining to the Said Demised Premises and levied on the **LESSORS**.

If applicable. GST Shall be payable by the **LESSEE** to **LESSORS** and the challans of the paid shall be submitted by the **LESSORS**.


#### 7. Electricity and water charges

The Lessors is required to obtain the required sanction and allocation of units of electricity) from the concerned Department for the running of the Educational Institution. as agreed to the extent of required HP for general lighting and for welding. In the Event of Additional Requirement of Power, the **LESSEE** is only entitled to obtain such approval from the concerned Department and the concerned charges for such approval shall be paid by the **LESSEE**.

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The electricity charges for the usage shall be borne by the **LESSEE**. The **LESSEE** shall pay directly to the concerned authorities, the electricity charges utilized for their own use as per the actual meter reading during the period of LEASE.

The **LESSORS** is required to provide proper water facility to the **LESSEE** for his use. The charges for the water consumption, if any to be paid to concerned Department shall be paid by the **LESSEE**.

**8. Nature of use permitted**

The **LESSEE** shall be entitled and permitted to the use of the Demised Premises for Educational Purposes only and is empowered to install Plant, furniture & fixtures and shall not use or permit the use of the building for any unlawful purposes.

The **LESSEE** shall also be empowered to provide internal cabins and can carry out internal alterations or constructions suitable for his educational needs without causing any damage to the internal structure.

**9. Up keep and maintenance**

The **LESSEE** shall keep the said Demised Premises belonging to the **LESSORS** in a fit and proper state, subject to normal wear and tear.

The **LESSEE** shall permit the **LESSORS** or his representatives/agent to enter the Demised Premises for inspection at reasonable hours.

**LESSORS**



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The **LESSEE** shall carry all the routine repairs at his cost and the **LESSEE** shall be responsible for the proper day to day upkeep of the various fittings and equipment's in the said Demised Premises.

**10. Sublease**

The **LESSEE** shall not be entitled or permitted to assign, underlet, or sublet the said Demised Premises or part thereof to anybody under any circumstances whatsoever.

**11. Alterations/modifications**

With the prior written consent of the **LESSORS**, the **LESSEE** shall be permitted to carry out at his own costs, such reasonable works with respect to installation and maintenance of Split Air conditioners, Inverter or such as normal educational equipment is of utilities, fittings required. The Lessee shall not affect any structural alterations to the Demised Premises.

**12. Lessor's covenant**

The **LESSEE** paying the rents shall hereby observe and perform the terms, conditions and covenants of the Lease herein contained. The **LESSEE** shall be entitled to quiet possession and peaceful enjoyment of the said Demised Premises without any hindrance, interruption or disturbances by or from the **LESSORS**, his legal heirs or by any person or persons claiming through under or in trust for the **LESSORS** or their representatives.

**LESSORS**



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**13. Lessee's covenant**

- a) The Lessee shall not cause any act of waste or damage to the Demised Premises during the pendency of lease.
- b) The Lessee shall not use the Demised Premises for any other purpose other than or educational purpose.
- c) The Lessee shall not commit any act to impair the value and utility of the building in any manner.
- d) The Lessee shall not carry out any activity which is prohibited by law or which nuisance or annoyance to the neighbors.
- e) The Lessee shall keep the surroundings always clean and neat and ensure that there is no garbage pile up, water stagnation, etc.
- f) In the event of any shortfall in water supply to the Demised Premises, the LESSORS shall make their arrangements to augment the same at his cost.
- g) On the expiry of the lease period (unless renewed), the Lessee shall peacefully hand over vacant possession of the Demised Premises to the Lessors.
- h) The Lessee shall act in such manner so as to preserve the interest of the Lessors at times and ensure cooperation, understanding, and friendliness with the neighbors as well.

**LESSORS**


**LESSEE**

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**Founder Trustee**

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base

minable under all or any of the following circumstances

l of the period of Lease contemplated herein

nt of breach by either party of the terms, conditions, and  
thereof by the affected party

e said building or part thereof the Demised Premises is  
damaged or destroyed due to any unforeseen  
nces or civil commotion, act of God etc. and that these  
are not repaired by the **LESSORS** within a reasonable  
ne rent reserved shall be suspended whilst the said  
Premises is unfit for use and occupation by the **LESSEE**.

in the case of termination of the lease on the basis of  
) and (c) the party terminating the Lease shall give notice  
of the said breach or default and giving the other party  
time to rectify the same. If the party in breach rectifies  
within the stipulated time, the Lease shall not stand to be  
id.

**SEE** or **LESSORS** may terminate this agreement of lease  
ne by giving Three months written notice or rent in lieu  
y providing a valid/reasonable reason.

**LESSEE**

For **SHRI MANJUNATHA EDUCATION  
AND CHARITABLE TRUST**



Founder Trustee

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### 15. Refund of Security Deposit

The **LESSORS** is bound to return to the **LESSEE** the interest free deposit upon the termination of this agreement, subject to such lawful deductions that the Lessor may make in respect of lease rentals, arrears or other reasons in terms of this agreement.

### 16. Handing over the possession

The **LESSEE** shall deliver back the vacant possession of the scheduled Demised Premises to the **LESSORS** immediately upon the expiry of the said term or renewed period or on earlier termination if any, upon which the **LESSORS** shall return the Security Deposit. free of interest less any lawful deduction immediately to the **LESSEE** without any delay. Any damage or loss to the Demised Premises or the amenities in the Demised Premises provided by the **LESSORS** shall be borne by the **LESSEE** or deducted from the Security deposit paid to the **LESSORS**.

### SCHEDULE OF PROPERTIES

In **NALLUR VILLAGE**, of Hosur Taluk, attached to Hosur Sub Registration District, Krishnagiri Registration District of Krishnagiri District, the lands bearing:

**1) Sy. No. 458/3**, sub division **Sy. No. 458/2A1B**, Dry Ext. Hec. 0.38.0 (or) Ac. 0.94 Cents, Asst Rs. 0.41 np., out of this an extent of **Ac. 0.61 Cents (or) 26,596 Sq. feet** situated within the following boundaries:

**LESSORS**



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AND TRUST



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East : 25 feet Panchayath Road ( As per Gift Deed Vide  
Document No.7350/2005)

West : Land in Sy. Nos. 458/1A and 458/1B

North : Land in Sy. No.458/2A1A,

South : Land in Sy. No.458/2A1C

The said Property comes in new Sub Division **Sy.No.458/2A1B1.**

**2) Sy. No. 458/4, sub division Sy. No. 458/2A1C, Dry Ext. Hec. 0.33.5 (or) Ac. 0.83 cents (or) 36,188 Sq. feet, Asst Rs. 0.37 np., Full land situated within the following boundaries:**

East : 25 feet Road

West : Land in Sy. Nos. 458/1B and 458/1C1A1A1A1A1

North : Land in Sy. No.458/2A1B1

South : Madivalam Road

Both together making total extent of **Ac. 1.44 cents (or) 62,784 Sq. feet** of land with RCC Building:-

**LESSORS**



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Founder Trustee



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**Main building measuring:**

Ground Floor= 12,900 Sq. feet

First Floor = 13,839.38 Sq. feet

Total : 26,739.38 Sq. feet

**Additional building measuring:**

Ground Floor= 1847.81 Sq. feet

First Floor = 1517.60 Sq. feet

Total = 3365.41 Sq. feet

**Sanitary building= 465.00 Sq. feet**

compound wall with running feet of 1000 and height of 6 feet, with all amenity's doors, windows, Electrical installation bearing Electricity Service Connection bearing SC. Nos. 080590061040, 080590061078, and 080590061277.

The above said properties comes under village panchayat limits of Nallur and union council of Hosur.

**LESSORS**




**LESSEE**

For SHRI MANI MATHA EDUCATION  
AND CHARITABLE TRUST

  
Founder, Lessee

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IN WITNESSES WHEREOF THE VENDOR AND VENDEES HAVE SIGNED THIS  
DEED OF SALE ON THIS THE 15<sup>TH</sup> DAY OF FEBRUARY 2024 AT HOSUR.

LESSORS


  
  



LESSEE

For SHRI MANIUNATHA EDUCATION  
AND CHARITABLE TRUST

  
Founder Trustee

WITNESSES:-

1.  (Mr.K.P.KUMAR) aged about 40 years Son of Late.Kempaiah @  
Papanna, residing at No.3/44, 2<sup>nd</sup> Cross, Near Srinivasa Temple, Chikka Adugodi,  
Bangalore South, Bangalore -560029, Karnataka State. (Aadhaar Card No.5485  
7101 2236)

2.  (Mr.S.SATHISH KUMAR) aged about 49  
years, Son of Selvam, residing at Maniyakarar Street, Pennagaram Town and  
Taluk, Dharmapuri District, Tamil Nadu, Pin Code-636 810. (Aadhaar Card  
No.9925 0365 4181)

DRAFTED BY:-



  
D.M. SHIVA SHANKAR, B.Com., LL.B., MBA.,  
ADVOCATE, Enrl. No. Ms 1041 (a) /1994.  
No.F-2, 1<sup>st</sup> Floor, AVS Towers,  
Opp: Combined Court Buildings,  
Hosur Town and Taluk,  
Krishnagiri District, Tamil Nadu.  
Mobile Nos: 94432 70245, 80564 86138

(D.M. Shivashankar) B.Com., LL.B., M.B.A., Advocate Enrl No. MS.1041(a)/94, Office No.F-2,  
First Floor, AVS Towers, Opp. Combined Court Buildings, Hosur - 635 109. (Cell  
No.9443270245)

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## CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 2309 of 2024

I hereby certify that a sum of ₹ 450/- (Rupees Four Hundred and Fifty only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. B.L. SHEKAR residing at at 588, Brundavana Nilayam, 2nd main, Royal Country Layout, J P. Nagar, 8th phase, Bangalore, Karnataka, India, 560078.

Sub Registrar: Hozur

Date: 15/02/2024

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Hozur and fee of ₹ 1,860/- paid at 06:17 PM on the 15/02/2024 by

Left Thumb



Additions as per recitals of document

Execution admitted by

Left Thumb



Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :

UKC:409001c82f5156f5c24ecf90aef541d2aed295

(Details from UIDAI : B L Shekar C/O S/o

Lakshmaiah, 1965, xxxxxxxx6971)

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Execution admitted by

Left Thumb



Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :

UKC:598474bbc291e099cb493ca45a00975d1b052b


(Details from UIDAI : 28ushpalatha T M C/O W/o B

Registering Officer



		L Shekar, 1974, xxxxxxxx0767)		
Execution admitted by Left Thumb  		  Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:1485637b64ace308ec448f9cf6015be880b38f (Details from UIDAI : Dhanush S C/O S/o Shekar B L, 1995, xxxxxxxx1220)		
Execution admitted by Left Thumb  		  Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:2022923d15918d783b4994be14e8b1d219b9e2 (Details from UIDAI : Asha H N W/O: Kumar K P, 1986, xxxxxxxx1007)		
Claim admitted by Left Thumb  		  Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:5225219e951298ab144a04bc3e5fa82107b352 (Details from UIDAI : B L Shekar C/O S/o Lakshmaiah, 1965, xxxxxxxx6971)		

15<sup>th</sup> day of February 2024

  
 SHAKILABEGUM A  
 Sub Registrar  
 Hozur

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Registered as Number R/Hozur/Book-1/2994/2024.

Date: 15/02/2024  
Hozur



SHAKILABEGUM A  
Sub Registrar

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भारत सरकार  
GOVERNMENT OF INDIA



ಬಿ ಎಲ್ ಶೇಕರ್  
B L Shekar  
ಜನ ದಿನಾಂಕ/DOB: 24/06/1965  
ಪುರುಷ/ MALE  
Mobile: 9448797659



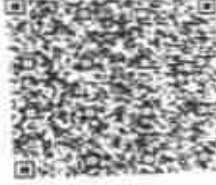
2979 6172 6971  
VIO: 9115 3567 9886 5948

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भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:  
ಮಾನ್ಯ ಸಿ/ಓ ಲಕ್ಷ್ಮಿಮಾಹಿ, ನಂ 558 ಬ್ರಂದಾವನ ನಿಲಯ 2ನೇ  
ಮುಖ್ಯ ರಸ್ತೆ, ಕೌಂಟಿ ಲೇಔಟ್ ಜೆ ಪಿ ನಗರ 8ನೇ ಹಂತ,  
ಬೆಂಗಳೂರು, ಬೆಂಗಳೂರು ಪಶ್ಚಿಮ,  
ಕರ್ನಾಟಕ - 560078



Address:  
C/O S/o Lakshimalah, No 558  
Brundavana Nilaya 2nd Main, Royal  
County Layout J P Nagar 8th Phase,  
Bangalore, Bangalore South, Bengaluru,  
Karnataka - 560078

2979 6172 6971  
VIO: 9115 3567 9886 5948

1800 111 1347



www.uidai.gov.in

P.O. Box No. 1547  
Bangalore-560 019

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For SHRI MANJUNATHA EDUCATION  
AND CHARITABLE TRUST

Founder Trustee

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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

B L SHEKHAR  
LAKSHMAIAH  
24/06/1955  
Permanent Account Number  
AUEPS7435D

Signature



*In case this card is lost / found, kindly inform / return to :*  
Income Tax PAN Services Unit, UTISL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यदि कार्ड खो जाने पर कृपया सूचित करें/सीटाए :  
आयकर पैन सेवा यूनिट, UTISL  
प्लॉट नं. 3, सेक्टर 11, सीडी बी बेलापुर,  
नवी मुंबई-400 614.

For SHRI MANJUNATHA EDUCATION  
AND CHARITABLE TRUST

Founder Trustee

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முகிய அமைச்சு: Enrollment No.: 2007/13257/46515

To:  
Pushpalatha Shekar  
Municipal Cess  
VPO: Shekar  
527  
BELAGODI (SAHAY)  
Belagodi Patti  
Puducherry District: Karaikal  
Tamil Nadu: 605 014  
004636281H



KL41J308030F1

41J308030F1



உங்கள் ஆதார் எண் / Your Aadhaar No.:

**6286 8062 0767**

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



Municipal Cess  
Pushpalatha Shekar



Pushpalatha Shekar 06/04/1974  
Gender: Female

**6286 8062 0767**



ஆதார் - சாதாரண மனிதனின் அதிகாரம்

*[Handwritten signature]*

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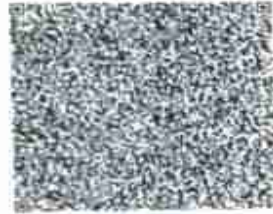
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ALAPP8697F



नाम / Name  
PUSHPALATHA T M

पिता का नाम / Father's Name  
THIMMARAYAPPA

जन्म की तारीख  
Date of Birth  
24/01/1974

  
हस्ताक्षर / Signature

22112019



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GOVERNMENT OF INDIA



धनुश्वर S  
Dhanush S

ಜನ ದಿನಾಂಕ/DOB: 08/05/1995

ಪುರುಷ/ MALE

Mobile: 9606762277



9290 3973 1220

V/D 8167 8120 6219 7747

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Unique ID - only using online

ದಿವಾನ್:

ಎಸ್/ಶಿ. ಶೇಖರ್ ಬಿ ಎಲ್, ನಂ 558 ಬ್ರಂದಾವನ  
ನಿಲಯ, ಜಿ ಪಿ ನಗರ 8ನೇ ಫೇಸ್ 2ನೇ ಮುಖ್ಯ ರಸ್ತೆ  
ರಾಯಲ್ ಕೌಂಟಿ ಲೇಔಟ್, ಬೆಂಗಳೂರು, ಕೆಆರ್‌ನಾಡು,  
ಕರ್ನಾಟಕ - 560078

Address:

C/O S/o Shekar B L, No 558 Brundavana  
Nilaya, J P Nagar 8th Phase 2nd Main  
Royal County Layout, Bangalore, J P  
Nagar, Bengaluru,  
Karnataka - 560078



9290 3973 1220

V/D 8167 8120 6219 7747



1800 180 1947



support@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947  
Bengaluru-560 001

*Handwritten signature*

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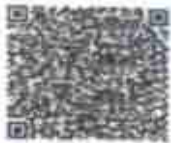
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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

CWDPD3746H



नाम/ Name  
DHANUSH S

पिता का नाम/ Father's Name  
SHEKAR BELAGONDANAHALLI LAKSHMAIAH

जन्म की तारीख/ Date of Birth  
08/05/1995

हस्ताक्षर/ Signature



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आयकर विभाग  
INCOME TAX DEPARTMENT

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ASHA HN

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Tel: 91-20-2721 8089, Fax: 91-20-2721 8081  
e-mail: [income@nsdl.co.in](mailto:income@nsdl.co.in)

भारत सरकार  
GOVERNMENT OF INDIA

Asha H N

जन्म तिथि/DOB:  
13-07-1986

महिला / FEMALE

7062 2150 1007




आधार - आम आदमी का अधिकार

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 **இந்திய அரசாங்கம்**  
**Government of India**

**சதிசுகுமார் செல்வம்**  
**Sathishkumar Selvam**

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 Father : Selvam

பிறந்த நாள் DOB: 1306/1974  
 ஆண் - Male

**9925 0365 4181**



**ஆதார் - சாதாரண மனிதனின் அதிகாரம்**



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