

BKF 8668

ಈ ದಸ್ತಾವೇಜು.....09.....ಪುಟಗಳನ್ನು ಹೊಂದಿದ್ದು
ಈ ಪ್ರಕರಣ 8668 ದಸ್ತಾವೇಜಿನ 1ನೇ ಪುಟ Aಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತದಸ್ತಾವೇಜು ಹಾಳೆ
Document SheetThe 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 documentಬೆಲೆ : ರೂ.3/-
(ಜವಾಬ್ದಾರಿ ಸೇರಿ)

LEASE DEED

This Deed of Lease executed on this 18th day of September 2024 (18.09.2024) at Kanakapura by Sri **H.S.MAHADEVA PRASAD** S/o Late H.S. Shivaswamy, aged 60 years, residing at Halasuru Village, Kadahalli Post, Sathanur Hobli, Kanakapura Taluk, Ramanagara District, hereinafter referred to as the party of the first part Lessor, which expression shall mean and include his heirs, representatives, administrators, executors and assigns, in favour of PRIYADARSHINI SEVA KENDRA TRUST situated at Halasuru Village, Kadahalli Post, Sathanur Hobli, Kanakapura Taluk, Ramanagara District, represented by its secretary Sri. **M.B.SHIVALINGAIAH**, hereinafter referred to as the party of the second part Lessee, which expression shall mean and include its representatives, administrators, legal heirs, assigns and successors in interest.

Whereas the Lessor is the absolute owner in possession and enjoyment of land bearing Sy No.28/1 measuring 2 Acre 03 Guntas, out of which 1 Acre 39 Guntas converted land, situated at Halasuru Village, Kadahalli Post, Sathanur Hobli, Kanakapura Taluk, Ramanagara District was purchased by Sri H.S. Shivaswamy and later after the death of the said H.S. Shivaswamy, his only son H.S. Mahadevaprasad inherited the same. Accordingly the mutation has been accepted in favour of H.S. Mahadeva Prasad vide M.R No.59/2003-04 and accordingly the RTC has been written in the name of H.S. Mahadevaprasad subsequently the said land was included into Kadahalli Grama Panchayath and accordingly the Kaneshumari number is assigned as property No.152900200501120106 (568/401, 402, 403, 404, 405 & 406) (site property) measuring 530.66 sq.mtr in Halasuru Village, Kadahalli Post, Sathanur Hobli, Kanakapura Taluk, Ramanagara District,

..2

Secretary
Priyadarshini Seva Kendra Trust
Halasuru, Kanakapura Taluk.

For PRIYADARSHINI SEVA KENDRA TRUST(R)

MANAGING TRUSTEE / PRESIDENT

8668
24-25

A



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Sri.Priyadarshini Seva kendra trust rep by its Secretary Sri M B Shivalingaiah C/o .. ಇವರು
₹10,200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು
ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	10,200.00	Online Challan Reference Number RG0924000012291955 Dated:27/09/2024
Total:	10,200.00	

ಸ್ಥಳ : ಕನಕಪುರ

ದಿನಾಂಕ: 30/09/2024

ಉಪ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಕನಕಪುರ ಕನಕಪುರ

8668

3

A

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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(ಜೆಎಸ್‌ಟಿ ಸೇರಿ)

and vacant site property; consisting of RCC Building bearing Property No.152900200501120112 (568/407, 408, 409, 410, 411 & 412) (site property) measuring 416.21 Sq.mtrs, building measuring 416.21 Sqmtrs, situated at Halasuru Village, Kadalli Post, Sathanur Hobli, Kanakapura Taluk, Ramanagara District which are more fully described in the schedule hereunder and henceforth referred to as the schedule properties.

whereas the lessor have agreed to lease out the entire schedule properties and the lessee has agreed to take the same on lease on monthly rent of Rs.1,000/- (Rupees One Thousand only)

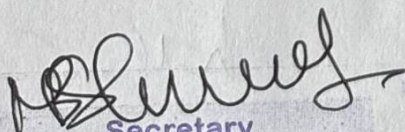
NOW THIS LEASE DEED WITNESSETH AS UNDER:-

The lessor have agreed to lease out the schedule property and the; lessee has agreed to take the same on lease.

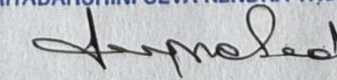
Both the parties have agreed that the lease amount (rent) shall be Rs.1,000/- (Rupees One Thousand only) per month, excluding all other out goings except the annual property tax payable, on or before 10th of each succeeding month and obtain a valid receipt from the first party Lessor.

The lease shall be for a period of Thirty 30) years with effect from the date of this lease agreement.

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Secretary
Priyadarshini Seva Kendra Trust
Halasuru, Kanakapura Taluk.

For PRIYADARSHINI SEVA KENDRA TRUST(R)


MANAGING TRUSTEE / PRESIDENT




I ಸೇವಾ ಕೇಂದ್ರ 8668
24-25 4ನೇ ಹಂತ A

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- KNK-1-08668-2024-25

ಕನಕಪುರ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 30/09/2024 ರಂದು 12:46:01 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ



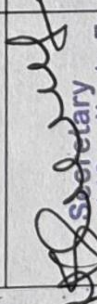
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1,700.00
2	ಸೇವಾ ಶುಲ್ಕ	455.00
	ಒಟ್ಟು	2,155.00

Sri.Priyadarshini Seva kendra trust rep by its Secretary Sri M B Shivalingaiah C/o ..
ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Sri.Priyadarshini Seva kendra trust rep by its Secretary Sri M B Shivalingaiah C/o, .. , 73, Resident of: , Halasuru village, Kadahalli Post,Sathanur hobli,, Kanakapura, RAMANAGARA, KARNATAKA - 562117 (Presenter)		 Left Thumb	 Secretary Priyadarshini Seva Kendra Trust Halasuru, Kanakapura Taluk.

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕನಕಪುರ

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Sri.Priyadarshini Seva kendra trust rep by its Secretary Sri M B Shivalingaiah C/o .., , 73, Resident of: , Halasuru village, Kadahalli Post,Sathanur hobli,, Kanakapura, RAMANAGARA, KARNATAKA - 562117 (Claimant)		 Left Thumb	 Secretary Priyadarshini Seva Kendra Trust Halasuru, Kanakapura Taluk.

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕನಕಪುರ

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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(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

The second party Lessee has paid a sum of Rs.1,00,000/- (Rupees One Lakh only) as security deposit by way of cash, which shall be returned by the party of the first part lessor to the party of the second part, free of interest when the party of the second part vacates the schedule properties in a good and tenantable condition.

That party of the second part lessee has agreed to enhance the monthly rental by 10% of the existing rent once in five years.

Both the parties have specifically agreed that the schedule properties are vacant space including RCC buildings and the party of the second part shall make use of the same exclusively for educational institution, by constructing necessary buildings and infrastructures at its own cost without claiming any enquiry while vacating the schedule properties at the end of the period specified in this deed.

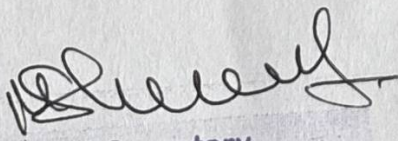
The Lessee has agreed not to make use of the schedule properties for any other purpose except for running the educational institution as stated supra.

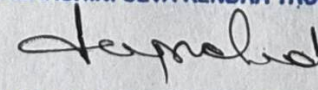
The Lessee shall have no rights to sub-let or underlet the schedule properties.

The Lessee has agreed to take all necessary precautionary measures like fire safety and safety regarding electrical and other installations in the schedule properties at its own cost and the party of first part lessor shall not be responsible for any fire or any other mishap occurring in the schedule properties.

That after the expiry of the period of lease, the same may be renewed for further period on mutually agreeable terms.

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Secretary
Priyadarshini Seva Kendra Trust
Halasuru, Kanakapura Taluk.

For PRIYADARSHINI SEVA KENDRA TRUST(R)

MANAGING TRUSTEE / PRESIDENT

ಸಂಖ್ಯೆ 8668 ದಿನಾಂಕ 6 ನವೆಂಬರ್ 2024 A

2	Sri.ಪ್ರಿಯದರ್ಶಿನಿ ಸೇವಾ ಕೇಂದ್ರ ಟ್ರಸ್ಟ್ ಪರವಾಗಿ ಹೆಚ್ ಎಸ್ ಮಹದೇವಪ್ರಸಾದ್ , 60, Resident of: , ಹಲಸೂರು ಕನಕಪುರ ತಾಲ್ಲೂಕು, Kanakapura, RAMANAGARA, KARNATAKA - 562117 (Executant)			Left Thumb	For PRIVADARSHINI SEVA KENDRA TRUST (R) MANAGING TRUSTEE / PRESIDENT
3	Sri.ಪ್ರಿಯದರ್ಶಿನಿ ಸೇವಾ ಕೇಂದ್ರ ಟ್ರಸ್ಟ್ ಪರವಾಗಿ ಹೆಚ್ ಎಸ್ ಮಹದೇವಪ್ರಸಾದ್ , 60, Resident of: , ಹಲಸೂರು ಕನಕಪುರ ತಾಲ್ಲೂಕು, Kanakapura, RAMANAGARA, KARNATAKA - 562117 (Executant)			Left Thumb	For PRIVADARSHINI SEVA KENDRA TRUST (R) MANAGING TRUSTEE / PRESIDENT

ಉಪನಿರ್ದೇಶಕರು
ಕನಕಪುರ

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	Venkatesh H T S/o Thimmadasaiah (Identifier)	.,Halasuru Village, Sathanuru Hobli, Kanakapura, RAMANAGARA, KARNATAKA - 562126	
2	Prasanna S/o Subbanna (Identifier)	.,Kote, Kanakapura town, Kanakapura, RAMANAGARA, KARNATAKA - 562117	

ಉಪನಿರ್ದೇಶಕರು
ಕನಕಪುರ

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



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Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

The Lessee has agreed to permit the Lessor to inspect the schedule properties at all reasonable times with prior permission.

If the period of lease is not renewed after the expiry of Twenty Nine (29) years only, the Lessee has agreed to vacate the schedule properties in a good and tenantable condition.

The parties of the first part Lessor has specifically agreed not to terminate the period of lease during the subsistence of the period of lease except for continued violation of the term of the lease for a period of six months since the party of the second part lessee has invested large sums of money for carrying on the educational institution on the schedule properties.

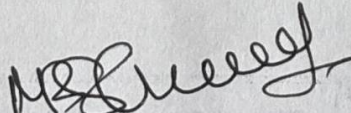
The Lessor has agreed to make payment of the annual property tax during the Subsistence of this lease.

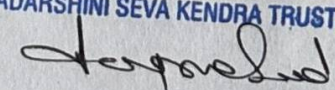
SCHEDULE

All that piece and parcel of Sy No.28/1 measuring 2 Acre 03 Guntas, measuring 8397 Sqmtrs, vacant site property consisting of RCC Building measuring total areas No.152900200501120106 (568/401, 402, 403, 404, 405 & 406) (site property) measuring 530.66 sq.mtr in Halasuru Village, Kadahalli Post, Sathanur Hobli, Kanakapura Taluk, Ramanagara District and bounded on :

East by : Government Road
West by : Vacant property belongs to Mahaprad Academy
(Measuring 4047 Sqmtrs)
North by : Property of Ramanna
South by : Vacant Property belongs to Mahaprad Academy
(Measuring 2027 Sqmtrs)

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Secretary
Priyadarshini Seva Kendra Trust
Halasuru, Kanakapura Taluk.

For PRIYADARSHINI SEVA KENDRA TRUST(R)

MANAGING TRUSTEE / PRESIDENT

I...ನೇ ಪುಸ್ತಕದ 8668...ನಂ. 8...ನಂ. A
24-25



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು

ನಂಬರ್ KNK-1-08668-2024-25 ಆಗಿ

ದಿನಾಂಕ 30/09/2024 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ
ಮಾದರಿಯಲ್ಲಿ

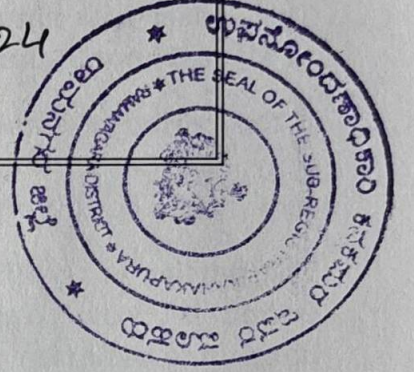
ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.

30/9/24

ಉಪನಿರ್ದೇಶಕಾಧಿಕಾರಿ

ಉಪನಿರ್ದೇಶಕರು

ಕನಕಪುರ.



I...ನೋಪುಸ್ತಕದ 8668...ನಂ. 9...ಮಾ. 9...

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.

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(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

All that piece and parcel of Sy No.28/1 measuring 2 Acre 03 Guntas, measuring 8397 Sqmtrs, consisting of RCC Building bearing Property No.152900200501120112 (568/407, 408, 409, 410, 411 & 412) (site property) measuring East to West : 42.67 mtrs, North to South : 9.75 mtrs, situated at Halasuru Village, Kadalli Post, Sathanur Hobli, Kanakapura Taluk, Ramanagara District and bounded on :

East by : Property belongs to Mahaprad Academy
(Measuring 4047 Sqmtrs)
West by : Property of Mahadeva Prasad,
North by : Property of Ramanna,
South by : Property belongs to Mahaprad Academy
(Measuring 2027 Sqmtrs)

IN WITNESS WHEREOF, both the parties have set their hands to this deed on the day, month and year first above written, in the presence of witnesses.

WITNESS :

(Signature)
A.T. VENKATESHA
S/o T. Umadeswaraiah
Halasuru, Sathanur H
Kanakapura (Ta)

For PRIYADARSHINI SEVA KENDRA TRUST(R)
(Signature)
LESSOR
MANAGING TRUSTEE / PRESIDENT

(Signature)
Secretary
Priyadarshini Seva Kendra Trust
Halasuru, Kanakapura Taluk.
LESSEE

Drafted by

ಶ್ರೀ ಅಶ್ವಿನಿ [PRASANNA SIBBANA
KOTE, KANAKAPURA

(Signature)
ಚಂದ್ರು.ಡಿ. ಬಿ.ಕಾಂ, ಎಲ್.ಎಲ್.ಬಿ
ವಕೀಲರು
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ ಕಛೇರಿ ಹತ್ತಿರ
ಕನಕಪುರ - 562 117