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

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

**ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ**

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ.3/-
(ಜವಾಬ್ದಾರಿ ಸೇರಿ)

LEASE AGREEMENT

This Agreement to lease is made at **Chintamani Karnataka 563125** on this

23-02-2026 between:

Dr. Rajendra Kumar Gurumurthy,
son of **G Gurumurthy**, having Aadhaar no: **3830 8770 7084**,
residing at: Engtoften 94, St2, Viby J, 8260, Denmark,
Permanent address: **Oolavadi Village, Chintamani, 563125**
hereinafter referred
to as 'the **Lessor**' (Party of the First Part).

Shourya Edu Foundation, situated at
Besides Shiva Krishnavathi Layout,
Oolavadi Road, Chintamani, Karnataka 563125
represented by **Dr. Cindrilla Chumduri**
Aadhaar no: **2523 7997 6620**, (trustee)
hereinafter referred to as the '**Lessee**' (Party of the Second Part).

WHEREAS:

The Lessor is absolutely seized and possessed and is the sole owner of the immovable property described in Schedule-A attached hereto, acquired under a **registered Gift Deed dated 02/06/2025 from Ravindra Kumar G.**

The Lessee has approached the Lessor with a request to grant a long lease of the said land for constructing a building or other educational structures.



Rajendra

C. Cindrilla

2 ನೇ ಪುಟದ 2 ನೇ ಪುಟದ 7555 ನೇ ರೂ. ದಾಖಲೆ
25-26



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

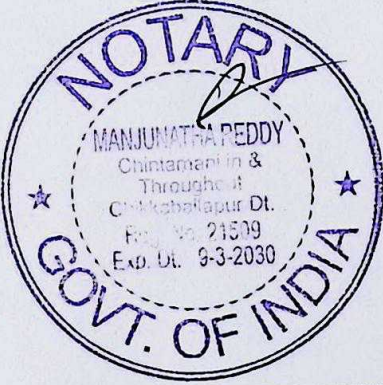
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Shourya Edu Foundation is Rep. by Mrs.Cindrilla Chumduri ಇವರು ₹2,000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ವ್ಯಕ್ತಿ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	1,854.00	Online Challan Reference Number RG0226000026598638 Dated:23/02/2026
E-Payment	146.00	Online Challan Reference Number RG0226000026598638 Dated:23/02/2026
Total:	2,000.00	

ಸ್ಥಳ : ಚಿಂತಾಮಣಿ

ದಿನಾಂಕ: 23/02/2026



ATTESTED BY ME

MANJUNATHA REDDY B.A., LL.B.
ADVOCATE & NOTARY PUBLIC
GOVT OF INDIA
CHINTAMANI TALUK, CHIKKABALLAPUR DIST

ಶಿವಮೊಗ್ಗ ಜಿಲ್ಲಾ ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಚಿಂತಾಮಣಿ
ಬೆಂಗಳೂರು

Senior SubRegistrar
Chintamani

"Content of the seal
Translated from
Kannada to English"

09 JUL 2026

9.ನೀ ಪುಟದ...2...ನೀ ಪುಟದ 7555

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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ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

'A' Schedule Land:

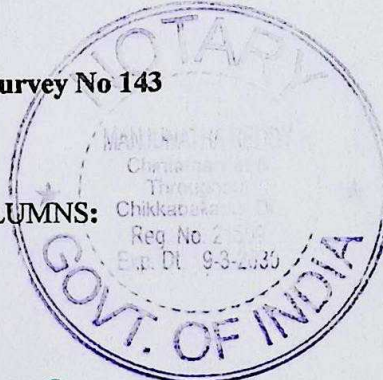
All that piece and parcel of the immovable Property bearing Katha No. 912,
Assessment No. 912 (As per the Grama Panchayath Limits) PID.No.
152800301301020593, Situated at: Kariyapalli Village, Kagathi Grama
Panchayath, Chintamani Taluk, Chikkaballapura District, measuring a total of
3854.31 Sq.Mtrs, bounded as under:

North : Road leading from Chintamani to Oolavadi
South : Border of Oolavadi
East : Survey No 17/6
West : Survey No 17/1 and Survey No 143

SIGNATURE OF LESSOR & LESSEE COLUMNS:

G. Anandappa

LESSEE



ATTESTED BY ME

Rajendra

LESSOR

Witness:

G. Raveendra Kumar

G. Raveendra Kumar,
oolavadi [RP]

St. Rajesh
St. Rajesh

09 JUL 2026

Vasudeva R.
Vasudeva R., M.A., LL.B.
ADVOCATE & NOTARY PUBLIC
CHINTAMANI TALUK, CHIKKABALLAPUR DIST
9071503071

3 ನೇ ಪುಟದ 7555 ನೇ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ

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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ಬೆಲೆ : ರೂ.3/-
(ಜವಾಬ್ದಾರಿ ಸೇರಿ)

The Lessor agrees to lease the premises to the Lessee for the purpose of carrying out the Lessee's educational activities, and the Lessee agrees to pay the Lessor a rental amount for the use of the premises.

OBJECTIVE OF LEASE

The Lessor is desirous of leasing the land mentioned in Schedule A to the Lessee for the exclusive purpose of establishing, operating, and maintaining an educational institution, including, but not limited to, pre-schools, primary schools, high schools, and higher educational institutions.

The Lessee intends to use the said land to erect permanent and semi-permanent educational structures, set up playgrounds, laboratories, libraries, administration blocks, staff quarters, sanitation blocks, and other necessary infrastructure.

LEASE PERIOD AND TENURE

The lease period shall be for a total duration 30 (thirty) years, Does not exceed 30 years commencing from the date of execution of this Agreement.

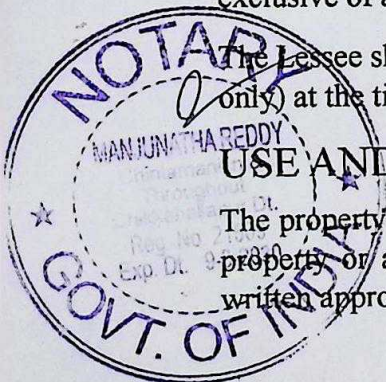
RENT, ESCALATION, AND DEPOSIT

The yearly rent payable by the Lessee shall be **Rs. 10,000** (Rupees Ten Thousand only), exclusive of applicable taxes.

The Lessee shall pay a refundable security deposit of **Rs. 50,000** (Rupees Fifty thousand only) at the time of execution of this Lease

USE AND RESTRICTIONS

The property shall be used exclusively for educational purposes. The Lessee shall not use the property or any part thereof for any commercial or non-educational activities without the written approval of the Lessor.



Manjunatha Reddy

Manjunatha Reddy

4ನೇ ಪುಟ 2ನೇ ಪುಟ 7555 25-26

Nature of Document	Sub-Article	Imported
Lease of immovable property	30 (1)(v) Lease of immovable property exceeding 20 year and not exceeding 30 years	RDPR

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- CMN-1-07555-2025-26

ಚಿಂತಾಮಣಿ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 23/02/2026 ರಂದು 03:43:10 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	309.00
2	ಸೇವಾ ಶುಲ್ಕ	450.00
3	ಹೆಚ್ಚುವರಿ ನೋಂದಣಿ ಶುಲ್ಕ	1.00
	ಒಟ್ಟು	760.00

Shourya Edu Foundation is Rep. by Mrs.Cindrilla Chumduri ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೋ	ಹೆಬ್ಬಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Shourya Edu Foundation is Rep. by Mrs.Cindrilla Chumduri , , 0, Resident of: , Besides Shiva Krishnavathi Layout, Oolavadi Road, Chintamani, CHIKKABALLAPURA, KARNATAKA - 563125 (Presenter)		 Left Thumb	

"Content of the seal
Translated from
Kannada to English"

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಚಿಂತಾಮಣಿ
ಬೆಂಗಳೂರು.

Senior SubRegistrar
Chintamani

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೋ	ಹೆಬ್ಬಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Shourya Edu Foundation is Rep. by Mrs.Cindrilla Chumduri , , 0, Resident of: , Besides Shiva Krishnavathi Layout, Oolavadi Road, Chintamani, CHIKKABALLAPURA, KARNATAKA - 563125 (Claimant)		 Left Thumb	
2	Mr.Dr Rajendra Kumar Gurumurthy S/o G Gurumurthy, , 49, Resident of: , Oolavadi Village Kasaba Hobli Chintamani Taluk, Chintamani, CHIKKABALLAPURA, KARNATAKA - 563125 (Executant)		 Left Thumb	

ATTESTED BY ME

MANJUNATHAREDDY B.A., LL.B.
ADVOCATE & NOTARY PUBLIC
GOVT OF INDIA
CHINTAMANI TALUK, CHIKKABALLAPURA DIST

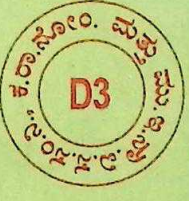
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ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಚಿಂತಾಮಣಿ

Senior SubRegistrar
Chintamani

10 9 JUL 26

5ನೇ ಪುಟದ 2ನೇ ಪುಟದ 7555ನೇ ಸಂಖ್ಯೆ ದಸ್ತಾವೇಜು

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 This sheet can be used for any document		
ಬೆಲೆ : ರೂ.3/- (ಜಿಎಸ್‌ಟಿ ಸೇರಿ)		

Permitted activities include establishing academic buildings, playgrounds, labs, libraries, sports facilities, canteens, staff quarters, hostels for students and faculty, and associated educational infrastructure.

CONSTRUCTION RIGHTS

The Lessee shall maintain the buildings and the land in good condition throughout the lease term.

The Lessee can make any form of renovation, alteration, modification, or rebuild in the said property as required for running its business, and can remove it if it desires before leaving the said property.

The Lessee can renovate the open area in and around the said property as per its requirement and use it for the stated purposes.

The Lessor shall not be liable for any injury caused during and after construction or to any Lessee staff, school children, or anyone on the said property.

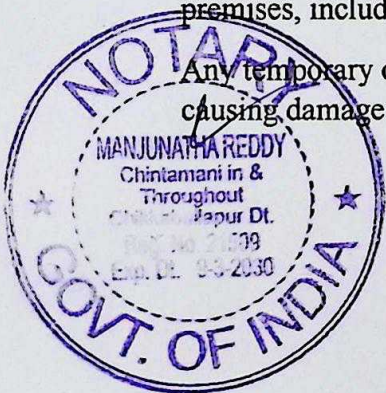
APPROVALS AND COMPLIANCE

The Lessee shall be solely responsible for obtaining all necessary approvals, permissions, and clearances from statutory bodies, including municipal authorities, educational boards, and health and safety regulators.

MAINTENANCE AND UPKEEP

The Lessee shall be responsible for maintaining all infrastructure developed on the leased premises, including periodic painting, sanitation, electrical repairs, and gardening.

Any temporary or mobile infrastructure shall be dismantled upon lease termination without causing damage to the land.



Rayanaka

Gr. andhra.

ಕ್ರ.ನಂ. ಪುಟ... 7555
25-26

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	RAJESH S/o ANJAPPA (Identifier)	,MADIKERE VILLAGE, Chintamani, CHIKKABALLAPURA, KARNATAKA - 563125	
2	Ravindra Kumar G S/o Gurumurthy (Identifier)	,Oolavidi village, Chintamani, CHIKKABALLAPURA, KARNATAKA - 563125	

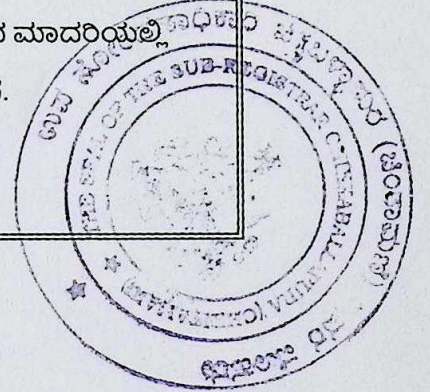
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Kannada to English"

Senior Sub Registrar
Chintamani

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ CMN-1-07555-2025-26 ಆಗಿ
ದಿನಾಂಕ 23/02/2026 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ
ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.



23 FEB 2026



ATTEDSTED BY ME

Senior Sub Registrar
Chintamani

MANJUNATHAREDDY B.A., LL.B.
ADVOCATE & NOTARY PUBLIC
GOVT OF INDIA
CHINTAMANI TALUK, CHIKKABALLAPUR DIST.

09 JUL 2026

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Translated from
Kannada to English"

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25-26

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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

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ಬೆಲೆ : ರೂ.3/-
(ಜವಾಬ್ದಾರಿ ಸೇರಿ)

INSURANCE AND LIABILITY

The Lessee shall maintain comprehensive insurance coverage, including fire, burglary, accident, and public liability insurance.

The Lessor shall not be liable for any loss of life or property arising due to incidents within the leased premises.

INSPECTION AND ACCESS

The Lessor or their representatives may inspect the premises upon giving 7 days' prior written notice, provided such inspection does not disrupt ongoing academic sessions.

TERMINATION AND VACATION

In the event of default in payment of rent for 3 (Three) consecutive years, the Lessor may serve a 12 (Twelve) month written notice for termination.

The Lessee shall peacefully hand over the vacant possession of the premises within the notice period without any encumbrance.

DISPUTE RESOLUTION

Any disputes arising from this agreement will be resolved through mutual understanding and discussion between the parties.

The place of arbitration shall be Chintamani, and the language of arbitration shall be English.



Keyinaka

Chintamani

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

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ**

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Official's Multipurpose Co-Operative Society Ltd.**

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ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

RECORDS AND ACCOUNTS

The Lessee shall keep accurate and complete records and accounts of the rent being paid to the Lessor. The Lessee shall obtain receipt of each and every payment as evidence of payment of rent by giving one duplicate copy of the said receipt to the Lessor. The Lessee shall also provide the statement of accounts to the Lessor as and when the Lessor requests the same, either by soft copy or hard copy.

PROPERTY TAXES

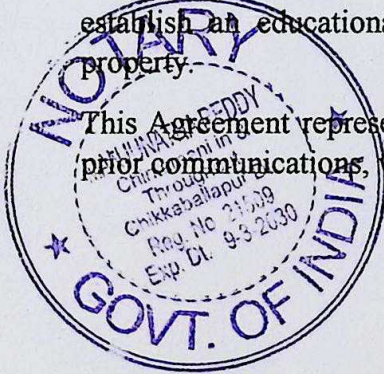
The Lessee shall be responsible for the payment of all property taxes, municipal taxes, and other government levies related to the premises during the term of this lease.

MISCELLANEOUS

Both parties agree to register this lease agreement at a mutually agreed-upon date at a registrar's office in Chintamani. The Lessee shall bear stamp duty and registration expenses.

The Lessee can enter into any contract or agreement or any other transactions for the purpose of promoting any of the objects of the Trust. The Lessee can enter into any contract/agreement/MOU/Franchise Agreement with any experts in the field of education to establish an educational institution with such expert's popular brand name in the said property.

This Agreement represents the entire understanding between the parties and supersedes all prior communications, whether oral or written.



Reginder

Ch. Anubhava

ಈ ದಸ್ತಾವೇಜು 7555 ನೇ ಸಂಖ್ಯೆ ದಸ್ತಾವೇಜು
..... 1 ನೇ ಪುಟದ 2 ನೇ ಪುಟದ 25 26

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

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

**ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ**

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

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

LEASE AGREEMENT

This Agreement to lease is made at **Chintamani Karnataka 563125** on this
23-02-2026 between:

Dr. Rajendra Kumar Gurumurthy,
son of **G Gurumurthy**, having Aadhaar no: **3830 8770 7084**,
residing at: Engtoften 94, St2, Viby J, 8260, Denmark,
Permanent address: **Oolavadi Village, Chintamani, 563125**
hereinafter referred
to as 'the **Lessor**' (Party of the First Part).

Shourya Edu Foundation, situated at
Besides Shiva Krishnavathi Layout,
Oolavadi Road, Chintamani, Karnataka 563125
represented by **Dr. Cindrilla Chumduri**
Aadhaar no: **2523 7997 6620, (trustee)**
hereinafter referred to as the '**Lessee**' (Party of the Second Part).

WHEREAS:

The Lessor is absolutely seized and possessed and is the sole owner of the immovable property described in Schedule-A attached hereto, acquired under a **registered Gift Deed dated 02/06/2025 from Ravindra Kumar G.**

The Lessee has approached the Lessor with a request to grant a long lease of the said land for constructing a building or other educational structures.

Rajendra

C. Cindrilla

2ನೇ ಪುಟದ 2ನೇ ಪುಟದ 7555ನೇ ಸಂಖ್ಯೆ ದಸ್ತಾವೇಜು
25-26



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

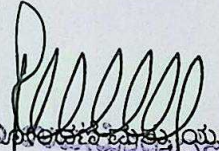
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Shourya Edu Foundation is Rep. by Mrs.Cindrilla Chumduri ಇವರು ₹2,000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	1,854.00	Online Challan Reference Number RG0226000026598638 Dated:23/02/2026
E-Payment	146.00	Online Challan Reference Number RG0226000026598638 Dated:23/02/2026
Total:	2,000.00	

ಸ್ಥಳ :ಚಿಂತಾಮಣಿ

ದಿನಾಂಕ: 23/02/2026


ಉಪ ಮುಖ್ಯಸ್ಥರ ಹುದ್ದೆಯುಳ್ಳ ಅಧಿಕಾರಿ
ಚಿಂತಾಮಣಿ
ಬೆಂಗಳೂರು

3 ಸು ಪುಟದ 1 ನೇ ಪುಟದ 7555 ಸಂಖ್ಯೆ ದಸ್ತಾವೇಜು
15-26

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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ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

The Lessor agrees to lease the premises to the Lessee for the purpose of carrying out the Lessee's educational activities, and the Lessee agrees to pay the Lessor a rental amount for the use of the premises.

OBJECTIVE OF LEASE

The Lessor is desirous of leasing the land mentioned in Schedule A to the Lessee for the exclusive purpose of establishing, operating, and maintaining an educational institution, including, but not limited to, pre-schools, primary schools, high schools, and higher educational institutions.

The Lessee intends to use the said land to erect permanent and semi-permanent educational structures, set up playgrounds, laboratories, libraries, administration blocks, staff quarters, sanitation blocks, and other necessary infrastructure.

LEASE PERIOD AND TENURE

The lease period shall be for a total duration 30 (thirty) years, Does not exceed 30 years commencing from the date of execution of this Agreement.

RENT, ESCALATION, AND DEPOSIT

The yearly rent payable by the Lessee shall be **Rs. 10,000** (Rupees Ten Thousand only), exclusive of applicable taxes.

The Lessee shall pay a refundable security deposit of **Rs. 50,000** (Rupees Fifty thousand only) at the time of execution of this Lease

USE AND RESTRICTIONS

The property shall be used exclusively for educational purposes. The Lessee shall not use the property or any part thereof for any commercial or non-educational activities without the written approval of the Lessor.

(Signature)

(Signature)

4ನೇ ಪುಟ 2ನೇ ಪುಟ 7555 ಸಂಖ್ಯೆ
25-26

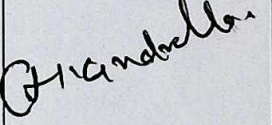
Nature of Document	Sub-Article	Imported
Lease of immovable property	30 (1)(v) Lease of immovable property exceeding 20 year and not exceeding 30 years	RDPR

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- CMN-1-07555-2025-26

ಚಿಂತಾಮಣಿ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 23/02/2026 ರಂದು 03:43:10 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

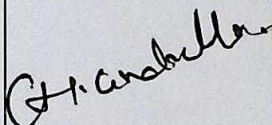
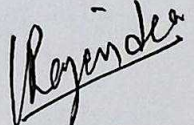
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	309.00
2	ಸೇವಾ ಶುಲ್ಕ	450.00
3	ಹೆಚ್ಚುವರಿ ನೋಂದಣಿ ಶುಲ್ಕ	1.00
	ಒಟ್ಟು	760.00

Shourya Edu Foundation is Rep. by Mrs.Cindrilla Chumduri ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Shourya Edu Foundation is Rep. by Mrs.Cindrilla Chumduri , , 0, Resident of: , Besides Shiva Krishnavathi Layout, Oolavadi Road, Chintamani, CHIKKABALLAPURA, KARNATAKA - 563125 (Presenter)		 Left Thumb	

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಚಿಂತಾಮಣಿ
ಚಿಂತಾಮಣಿ.

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Shourya Edu Foundation is Rep. by Mrs.Cindrilla Chumduri , , 0, Resident of: , Besides Shiva Krishnavathi Layout, Oolavadi Road, Chintamani, CHIKKABALLAPURA, KARNATAKA - 563125 (Claimant)		 Left Thumb	
2	Mr.Dr Rajendra Kumar Gurumurthy S/o G Gurumurthy, , 49, Resident of: , Oolavadi Village Kasaba Hobli Chintamani Taluk, Chintamani, CHIKKABALLAPURA, KARNATAKA - 563125 (Executant)		 Left Thumb	

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಚಿಂತಾಮಣಿ
ಚಿಂತಾಮಣಿ.

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

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ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

Permitted activities include establishing academic buildings, playgrounds, labs, libraries, sports facilities, canteens, staff quarters, hostels for students and faculty, and associated educational infrastructure.

CONSTRUCTION RIGHTS

The Lessee shall maintain the buildings and the land in good condition throughout the lease term.

The Lessee can make any form of renovation, alteration, modification, or rebuild in the said property as required for running its business, and can remove it if it desires before leaving the said property.

The Lessee can renovate the open area in and around the said property as per its requirement and use it for the stated purposes.

The Lessor shall not be liable for any injury caused during and after construction or to any Lessee staff, school children, or anyone on the said property.

APPROVALS AND COMPLIANCE

The Lessee shall be solely responsible for obtaining all necessary approvals, permissions, and clearances from statutory bodies, including municipal authorities, educational boards, and health and safety regulators.

MAINTENANCE AND UPKEEP

The Lessee shall be responsible for maintaining all infrastructure developed on the leased premises, including periodic painting, sanitation, electrical repairs, and gardening.

Any temporary or mobile infrastructure shall be dismantled upon lease termination without causing damage to the land.

Rayendra

G. Anandappa

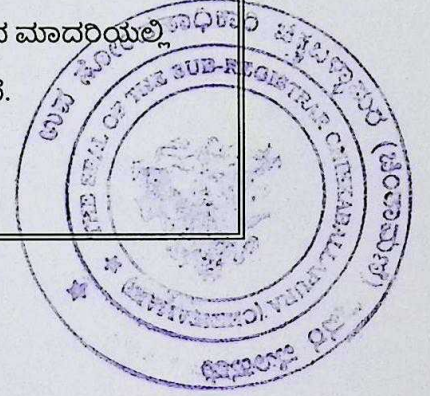
6 ನೇ ಪುಟದ ... 2 ನೇ ಪುಟದ 7555
25-26

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	RAJESH S/o ANJAPPA (Identifier)	,MADIKERE VILLAGE, Chintamani, CHIKKABALLAPURA, KARNATAKA - 563125	
2	Ravindra Kumar G S/o Gurumurthy (Identifier)	,Oolavidi village, Chintamani, CHIKKABALLAPURA, KARNATAKA - 563125	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಚಿಂತಾಮಣಿ
ಚಿಂತಾಮಣಿ.


1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ CMN-1-07555-2025-26 ಆಗಿ
ದಿನಾಂಕ 23/02/2026 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ
ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಚಿಂತಾಮಣಿ.



23 FEB 2026

7...ನೇ ಪುಟದ.....ನೇ ಪುಟದ 7555 ನೇ ಸಂಖ್ಯೆ ದಸ್ತಾವೇಜು
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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ.3/-
(ಜವಾಬ್ದಾರಿ ಸೇರಿ)

INSURANCE AND LIABILITY

The Lessee shall maintain comprehensive insurance coverage, including fire, burglary, accident, and public liability insurance.

The Lessor shall not be liable for any loss of life or property arising due to incidents within the leased premises.

INSPECTION AND ACCESS

The Lessor or their representatives may inspect the premises upon giving 7 days' prior written notice, provided such inspection does not disrupt ongoing academic sessions.

TERMINATION AND VACATION

In the event of default in payment of rent for 3 (Three) consecutive years, the Lessor may serve a 12 (Twelve) month written notice for termination.

The Lessee shall peacefully hand over the vacant possession of the premises within the notice period without any encumbrance.

DISPUTE RESOLUTION

Any disputes arising from this agreement will be resolved through mutual understanding and discussion between the parties.

The place of arbitration shall be Chintamani, and the language of arbitration shall be English.

Rayinder

Chintamani

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
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ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

RECORDS AND ACCOUNTS

The Lessee shall keep accurate and complete records and accounts of the rent being paid to the Lessor. The Lessee shall obtain receipt of each and every payment as evidence of payment of rent by giving one duplicate copy of the said receipt to the Lessor. The Lessee shall also provide the statement of accounts to the Lessor as and when the Lessor requests the same, either by soft copy or hard copy.

PROPERTY TAXES

The Lessee shall be responsible for the payment of all property taxes, municipal taxes, and other government levies related to the premises during the term of this lease.

MISCELLANEOUS

Both parties agree to register this lease agreement at a mutually agreed-upon date at a registrar's office in Chintamani. The Lessee shall bear stamp duty and registration expenses.

The Lessee can enter into any contract or agreement or any other transactions for the purpose of promoting any of the objects of the Trust. The Lessee can enter into any contract/agreement/MOU/Franchise Agreement with any experts in the field of education to establish an educational institution with such expert's popular brand name in the said property.

This Agreement represents the entire understanding between the parties and supersedes all prior communications, whether oral or written.

Reginder

Ch. Anubhava.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
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ಬೆಲೆ : ರೂ.3/-
(ಜವಾಬ್ದಾರಿ ಸೇರಿ)

'A' Schedule Land:

All that piece and parcel of the immovable Property bearing Katha No. 912,
Assessment No. 912 (As per the Grama Panchayath Limits) PID.No.
152800301301020593, Situated at: Kariyapalli Village, Kagathi Grama
Panchayath, Chintamani Taluk, Chikkaballapura District, measuring a total of
3854.31 Sq.Mtrs, bounded as under:

North : Road leading from Chintamani to Oolavadi
South : Border of Oolavadi
East : Survey No 17/6
West : Survey No 17/1 and Survey No 143

SIGNATURE OF LESSOR & LESSEE COLUMNS:

G. andrappa
LESSEE

Rajendra
LESSOR

Witness:

G. Raveendra Kumar
G. Raveendra Kumar,
oolavadi [Signature]

Mr. Rajesh
Mr. Rajesh,
[Signature]

Madikeere,

Vasudeva R. M.B.A. LL.B.
Vasudeva R. M.B.A. LL.B.
ADVOCATE; KAR 20/2020
CHINTAMANI - 583125
© 9071503071

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25-26

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಪದ ಉಪನಿಬಂಧ
ಸಂಖ್ಯೆ 3(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ಸೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

Document Sheet

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ಬೆಲೆ : ರೂ.3/-
(ಜವಾಬ್ದಾರಿ ಸೇರಿ)

LEASE AGREEMENT

This Agreement to lease is made at **Chintamani Karnataka 563125** on this **23-02-2026** between:

SMT. G. MANJULA,
W/o G. Subramanayam
Residing at: Oolavadi Post and Village,
Kasaba Hobli, Chintamani
PAN NO: DZOPM2755N
Aadhar Card No:6966-9957-2381
, hereinafter referred
to as 'the Lessor' (Party of the First Part).

and

Shouraya Edu Foundation, situated at
Besides Shiva Krishnavathi Layout,
Oolavadi Road, Chintamani, Karnataka 563125
represented by **Dr. Cindrilla Chumduri (trustee)**
hereinafter referred to as the 'Lessee' (Party of the Second Part).



WHEREAS:

The Lessor is absolutely seized and possessed and is the sole owner of the immovable property described in Schedule A attached hereto, acquired under a registered Sale deed dated 13/10/2025.

The Lessee has approached the Lessor with a request to grant a long lease of the said land for constructing a building or other educational structures.

G. Manjula

Dr. Cindrilla Chumduri

2ನೇ ಪುಟದ 1ನೇ ಪುಟದ 7554 ಸಂಖ್ಯೆ
25-26



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Shourya Edu Foundation is Rep. by Mrs.Cindrilla Chumduri ಇವರು ₹1,000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	930.00	Online Challan Reference Number RG0226000026598425 Dated:23/02/2026
E-Payment	70.00	Online Challan Reference Number RG0226000026598425 Dated:23/02/2026
Total:	1,000.00	

ಸ್ಥಳ : ಚಿಂತಾಮಣಿ

ದಿನಾಂಕ: 23/02/2026



ಉಪ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಚಿಂತಾಮಣಿ
ಬೆಂಗಳೂರು.

Senior Sub-Registrar
Chintamani

"Content of the seal
Translated from
Kannada to English"

ATTESTED BY ME

MANJUNATH REDDY B.A., LL.B.
ADVOCATE & NOTARY PUBLIC
GOVT OF INDIA
CHINTAMANI TALUK, CHIKKABALLAPUR DIST

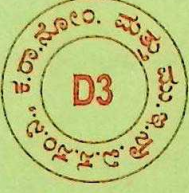
09 JUL 2026

3 ನೇ ಪುಟದ 1 ನೇ ಪುಟದ 7554 ನೇ ಸಂಖ್ಯೆ ದಸ್ತಾವೇಜು

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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ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

The Lessor agrees to lease the premises to the Lessee for the purpose of carrying out the Lessee's educational activities, and the Lessee agrees to pay the Lessor a rental amount for the use of the premises.

OBJECTIVE OF LEASE

The Lessor is desirous of leasing the Schedule mentioned land to the Lessee for the exclusive purpose of establishing, operating, and maintaining an educational institution, including but not limited to pre-schools, primary schools, high schools, and higher educational institutions.

The Lessee intends to use the said land to erect permanent and semi-permanent educational structures, set up playgrounds, laboratories, libraries, administration blocks, staff quarters, sanitation blocks, and other necessary infrastructure.

LEASE PERIOD AND TENURE

The lease period shall be for a total duration 30 (thirty) years, Does not exceed 30 years commencing from the date of execution of this Agreement.

RENT, ESCALATION, AND DEPOSIT

The yearly rent payable by the Lessee shall be **Rs. 5,000** (Rupees Five Thousand only), exclusive of applicable taxes.

The Lessee shall pay a refundable security deposit of **Rs. 25,000** (Rupees Twenty Five Thousand only) at the time of execution of this Lease.

USE AND RESTRICTIONS

The property shall be used exclusively for educational purposes. The Lessee shall not use the property or any part thereof for any commercial or non-educational activities without the written approval of the Lessor.

Permitted activities include establishing academic buildings, playgrounds, labs, libraries, sports facilities, canteens, staff quarters, hostels for students and faculty, and associated educational infrastructure.

G. Manjula

G. Anshu

4.ನೇ ಪುಟವು... 7554... 25-26

Nature of Document	Sub-Article	Imported
Lease of immovable property	30 (1)(v) Lease of immovable property exceeding 20 year and not exceeding 30 years	BHOOMI

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- CMN-1-07554-2025-26

ಚಿಂತಾಮಣಿ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 23/02/2026 ರಂದು 03:44:22 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	155.00
2	ಸೇವಾ ಶುಲ್ಕ	450.00
3	ಹೆಚ್ಚುವರಿ ನೋಂದಣಿ ಶುಲ್ಕ	45.00
	ಒಟ್ಟು	650.00

Shourya Edu Foundation is Rep. by Mrs.Cindrilla Chumduri ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Shourya Edu Foundation is Rep. by Mrs.Cindrilla Chumduri , , 0, Resident of: , Besides Shiva Krishnavathi Layout, Oolavadi Road, Chintamani, CHIKKABALLAPURA, KARNATAKA - 563125 (Presenter)		 Left Thumb	

"Content of the seal
Translated from
Kannada to English"

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಚಿಂತಾಮಣಿ

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

Senior Sub Registrar
Chintamani

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Shourya Edu Foundation is Rep. by Mrs.Cindrilla Chumduri , , 0, Resident of: , Besides Shiva Krishnavathi Layout, Oolavadi Road, Chintamani, CHIKKABALLAPURA, KARNATAKA - 563125 (Claimant)		 Left Thumb	
2	Mrs.ಜಿ.ಮಂಜುಳ W/o ಜಿ ಸುಬ್ರಮಣ್ಯಂ- ಭೂ.ಪ, , 58, Resident of: , Oolavadi Village Kasaba Hobli Chintamani Taluk, Chintamani, CHIKKABALLAPURA, KARNATAKA - 563125 (Executant)		 Left Thumb	

ATTEDSTED BY ME

"Content of the seal
Translated from
Kannada to English"

MANJUNATHAREDDY B.A., LL.B.
ADVOCATE & NOTARY PUBLIC
GOVT OF INDIA
CHINTAMANI TALUK, CHIKKABALLA

09 JUL 2026

Senior Sub Registrar
Chintamani

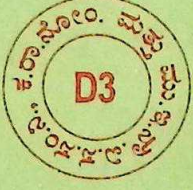
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಚಿಂತಾಮಣಿ

5ನೇ ಪುಟದ 1ನೇ ಪುಟದ 7554ನೇ ಸಂಖ್ಯೆ ದಸ್ತಾವೇಜು
28-26

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

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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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ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

CONSTRUCTION RIGHTS

The Lessee shall maintain the buildings and the land in good condition throughout the lease term.

The Lessee can make any form of renovation, alteration, modification, or rebuild in the said property as required for running its business, and can remove it if it desires before leaving the said property.

The Lessee can renovate the open area in and around the said property as per its requirement and use it for the stated purposes.

The Lessor shall not be liable for any injury caused during and after construction or to any Lessee staff, school children, or anyone on the said property.

APPROVALS AND COMPLIANCE

The Lessee shall be solely responsible for obtaining all necessary approvals, permissions, and clearances from statutory bodies, including municipal authorities, educational boards, and health and safety regulators.

MAINTENANCE AND UPKEEP

The Lessee shall be responsible for maintaining all infrastructure developed on the leased premises, including periodic painting, sanitation, electrical repairs, and gardening.

Any temporary or mobile infrastructure shall be dismantled upon lease termination without causing damage to the land.

INSURANCE AND LIABILITY

The Lessee shall maintain comprehensive insurance coverage, including fire, burglary, accident, and public liability insurance.

The Lessor shall not be liable for any loss of life or property arising due to incidents within the leased premises.

G. Manjula

G. Ananthulu

ಗುರುತಿಸುವವರು

ಕೆ.ಸಿ. ಪುಟ 12 ನೇ ಪುಟ 7554 ರಲ್ಲಿ ದಾಖಲೆ
25-26

SR.No	Identifier Name	Address	ಸಹಿ
1	Ravindra Kumar G S/o G Gurumurthy (Identifier)	,Oolavadi, Chintamani, CHIKKABALLAPURA, KARNATAKA - 563125	G. Reddy
2	RAJESHA S/o ANJAPPA (Identifier)	,MADIKERE VILLAGE, Chintamani, CHIKKABALLAPURA, KARNATAKA - 563125	RAJESHA

"Content of the Seal
Translated from
Kannada to English"

Senior Sub Registrar
Chintamani

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಚಿಂತಾಮಣಿ
ಚಿಂತಾಮಣಿ.


1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ CMN-1-07554-2025-26 ಆಗಿ
ದಿನಾಂಕ 23/02/2026 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ
ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಚಿಂತಾಮಣಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಚಿಂತಾಮಣಿ.



ATTENDED BY ME

MANJUNATH REDDY B.A., LL.B.,
ADVOCATE & NOTARY PUBLIC
GOVT. OF INDIA
CHINTAMANI TALUK, CHIKKABALLAPURA

213 FEB 2026

Senior Sub Registrar
Chintamani

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Kannada to English"

09 JUL 2026

7.ನೀ ಪುಟದ 7554ನೇ ಸಂಖ್ಯೆ ದಸ್ತಾವೇಜು
25-26

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ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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(ಜವಿಸ್‌ಟ ಸೇರಿ)

INSPECTION AND ACCESS

The Lessor or their representatives may inspect the premises upon giving 7 days' prior written notice, provided such inspection does not disrupt ongoing academic sessions.

TERMINATION AND VACATION

In the event of default in payment of rent for 3 (Three) consecutive years, the Lessor may serve a 12 (Twelve) month written notice for termination.

The Lessee shall peacefully hand over the vacant possession of the premises within the notice period without any encumbrance.

SALE OF PROPERTY DURING LEASE TERM

The Lessor shall have the right to sell or otherwise transfer ownership of the leased property to any third party during the term of this Lease. However, any such sale or transfer shall be subject to this Lease Agreement, and the purchaser or transferee shall be legally bound to honor all terms and conditions of this Lease until its expiration or earlier termination as per the terms herein. The Lessor agrees to notify the Lessee in writing within 15 days of executing any such sale or transfer and shall ensure that the new owner acknowledges in writing their obligation to be bound by this Lease.

DISPUTE RESOLUTION

Any disputes arising from this agreement will be resolved through mutual understanding and discussion between the parties.

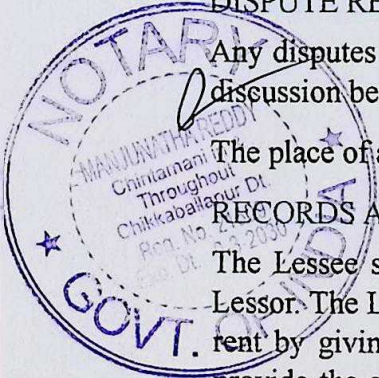
The place of arbitration shall be Chintamani, and the language of arbitration shall be English.

RECORDS AND ACCOUNTS

The Lessee shall keep accurate and complete records and accounts of the rent paid to the Lessor. The Lessee shall obtain receipt of each and every payment as evidence of payment of rent by giving one duplicate copy of the said receipt to the Lessor. The Lessee shall also provide the statement of accounts to the Lessor as and when the Lessor requests the same, either by soft or hard copy.

G. Manisula

G. Anshulla



ಶ್ರೀ...ನೇ ಪುಟ...೨...ನೇ ಪುಟ...೭೫೫೪ ಸಂಖ್ಯೆ ದಸ್ತಾವೇಜು
೨೮-೨೬

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(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

PROPERTY TAXES

The Lessee shall be responsible for the payment of all property taxes, municipal taxes, and other government levies related to the premises during the term of this lease.

MISCELLANEOUS

Both parties agree to register this lease agreement at a mutually agreed-upon date at a registrar's office in Chintamani. The Lessee shall bear stamp duty and registration expenses.

The Lessee can enter into any contract or agreement or any other transactions for the purpose of promoting any of the objects of the Trust. The Lessee can enter into any contract/agreement/MOU/Franchise Agreement with any experts in the field of education to establish an educational institution with such expert's brand name in the said property.

This agreement represents the entire understanding between the parties and supersedes all prior communications, whether oral or written.

G. Manjula

G. Anandappa



9...ನೀ ಪ್ರತಿ...2...ನೀ ಪ್ರತಿ...7554

ಈ ದಸ್ತಾವೇಜು ಪಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
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The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

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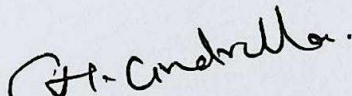
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(ಜವಾಬ್ದಾರಿ ಸೇರಿ)

'A' Schedule Land:

All that piece and parcel of land measuring 22 guntas, situated in Survey No. 17/6, at Kariyapalli Village, Kasaba Hobli, Chintamani Taluk, Karnataka, and it's conversion no: 809441 dated on: 16/12/2025 for the purpose of (Educational Institutions (School/College)-Agriculture) and bounded as under:

North : Road leading from Chintamani to Oolavadi
South : Border of Oolavadi (survey number 143)
East : Property belonging to P Rajanna & Gram Panchayath
West : Property belonging to Dr. Rajendra Kumar Gurumurthy

SIGNATURE OF LESSOR & LESSEE COLUMNS:


LESSEE

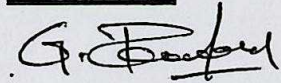


G. Manjula
LESSOR

ATTESTED BY ME

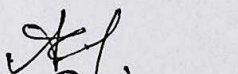
MANJUNATHAREDDY B.A. (P.B.)
ADVOCATE & NOTARY PUBLIC
GOVT OF INDIA
CHINTAMANI TALUK, CHIKKABALLAPUR DIST

Witness:

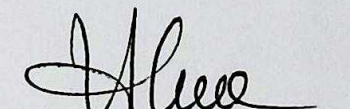


G. Rajendra Kumar
Oolavadi U & P

09 JUL 2026


(Rajesh)

S/O. Anandappa


Vasudeva R. Mallappa
ADVOCATE & NOTARY PUBLIC
CHINTAMANI TALUK, CHIKKABALLAPUR DIST
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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
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ಬೆಲೆ : ರೂ.3/-
(ಜವಾಬ್ದಾರಿ ಸೇರಿ)

LEASE AGREEMENT

This Agreement to lease is made at Chintamani Karnataka 563125 on this 23-02-2026
between:

SMT. G. MANJULA,
W/o G. Subramanayam
Residing at: Oolavadi Post and Village,
Kasaba Hobli, Chintamani
PAN NO: DZOPM2755N
Aadhar Card No:6966-9957-2381
, hereinafter referred
to as 'the Lessor' (Party of the First Part).

and

Shouraya Edu Foundation, situated at
Besides Shiva Krishnavathi Layout,
Oolavadi Road, Chintamani, Karnataka 563125
represented by Dr. Cindrilla Chumduri (trustee)
hereinafter referred to as the 'Lessee' (Party of the Second Part).

WHEREAS:

The Lessor is absolutely seized and possessed and is the sole owner of the immovable
property described in Schedule A attached hereto, acquired under a registered Sale deed
dated 13/10/2025.

The Lessee has approached the Lessor with a request to grant a long lease of the said land for
constructing a building or other educational structures.

G. Manjula

Dr. Cindrilla Chumduri

2 ನೇ ಪುಟದ 2 ನೇ ಪುಟದ 7554 ಸಂಖ್ಯೆ ಮುಖಾಂತಿ
25-26



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Shourya Edu Foundation is Rep. by Mrs.Cindrilla Chumduri ಇವರು ₹1,000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	930.00	Online Challan Reference Number RG0226000026598425 Dated:23/02/2026
E-Payment	70.00	Online Challan Reference Number RG0226000026598425 Dated:23/02/2026
Total:	1,000.00	

ಸ್ಥಳ :ಚಿಂತಾಮಣಿ

ದಿನಾಂಕ: 23/02/2026

ಉಪ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಚಿಂತಾಮಣಿ
ಹಿರಿಯ ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ
ಚಿಂತಾಮಣಿ

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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

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

The Lessor agrees to lease the premises to the Lessee for the purpose of carrying out the Lessee's educational activities, and the Lessee agrees to pay the Lessor a rental amount for the use of the premises.

OBJECTIVE OF LEASE

The Lessor is desirous of leasing the Schedule mentioned land to the Lessee for the exclusive purpose of establishing, operating, and maintaining an educational institution, including but not limited to pre-schools, primary schools, high schools, and higher educational institutions.

The Lessee intends to use the said land to erect permanent and semi-permanent educational structures, set up playgrounds, laboratories, libraries, administration blocks, staff quarters, sanitation blocks, and other necessary infrastructure.

LEASE PERIOD AND TENURE

The lease period shall be for a total duration 30 (thirty) years, Does not exceed 30 years commencing from the date of execution of this Agreement.

RENT, ESCALATION, AND DEPOSIT

The yearly rent payable by the Lessee shall be **Rs. 5,000** (Rupees Five Thousand only), exclusive of applicable taxes.

The Lessee shall pay a refundable security deposit of **Rs. 25,000** (Rupees Twenty Five Thousand only) at the time of execution of this Lease.

USE AND RESTRICTIONS

The property shall be used exclusively for educational purposes. The Lessee shall not use the property or any part thereof for any commercial or non-educational activities without the written approval of the Lessor.

Permitted activities include establishing academic buildings, playgrounds, labs, libraries, sports facilities, canteens, staff quarters, hostels for students and faculty, and associated educational infrastructure.

G. Manjula

G. Anshu

೨.ನೇ ಘಟಕ ನೀ ಪರಿಶೀಲನೆ 7554 ಸಂಖ್ಯೆ ಮಾಡಿರುವ
25-26

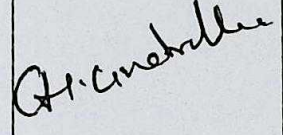
Nature of Document	Sub-Article	Imported
Lease of immovable property	30 (1)(v) Lease of immovable property exceeding 20 year and not exceeding 30 years	BHOOMI

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- CMN-1-07554-2025-26

ಚಿಂತಾಮಣಿ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 23/02/2026 ರಂದು 03:44:22 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

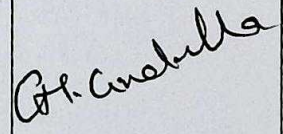
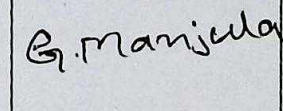
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	155.00
2	ಸೇವಾ ಶುಲ್ಕ	450.00
3	ಹೆಚ್ಚುವರಿ ನೋಂದಣಿ ಶುಲ್ಕ	45.00
	ಒಟ್ಟು	650.00

Shourya Edu Foundation is Rep. by Mrs.Cindrilla Chumduri ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Shourya Edu Foundation is Rep. by Mrs.Cindrilla Chumduri , , 0, Resident of: , Besides Shiva Krishnavathi Layout, Oolavadi Road, Chintamani, CHIKKABALLAPURA, KARNATAKA - 563125 (Presenter)		 Left Thumb	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಚಿಂತಾಮಣಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಚಿಂತಾಮಣಿ

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Shourya Edu Foundation is Rep. by Mrs.Cindrilla Chumduri , , 0, Resident of: , Besides Shiva Krishnavathi Layout, Oolavadi Road, Chintamani, CHIKKABALLAPURA, KARNATAKA - 563125 (Claimant)		 Left Thumb	
2	Mrs.ಜಿ.ಮಂಜುಳ W/o ಜಿ ಸುಬ್ರಮಣ್ಯಂ- ಭೂ.ಪ, , 58, Resident of: , Oolavadi Village Kasaba Hobli Chintamani Taluk, Chintamani, CHIKKABALLAPURA, KARNATAKA - 563125 (Executant)		 Left Thumb	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಚಿಂತಾಮಣಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಚಿಂತಾಮಣಿ

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ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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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)

CONSTRUCTION RIGHTS

The Lessee shall maintain the buildings and the land in good condition throughout the lease term.

The Lessee can make any form of renovation, alteration, modification, or rebuild in the said property as required for running its business, and can remove it if it desires before leaving the said property.

The Lessee can renovate the open area in and around the said property as per its requirement and use it for the stated purposes.

The Lessor shall not be liable for any injury caused during and after construction or to any Lessee staff, school children, or anyone on the said property.

APPROVALS AND COMPLIANCE

The Lessee shall be solely responsible for obtaining all necessary approvals, permissions, and clearances from statutory bodies, including municipal authorities, educational boards, and health and safety regulators.

MAINTENANCE AND UPKEEP

The Lessee shall be responsible for maintaining all infrastructure developed on the leased premises, including periodic painting, sanitation, electrical repairs, and gardening.

Any temporary or mobile infrastructure shall be dismantled upon lease termination without causing damage to the land.

INSURANCE AND LIABILITY

The Lessee shall maintain comprehensive insurance coverage, including fire, burglary, accident, and public liability insurance.

The Lessor shall not be liable for any loss of life or property arising due to incidents within the leased premises.

G. Manjula

G. Ananthulu

6ನೇ ಪುಸ್ತಕದ 1ನೇ ಪುಸ್ತಕದ 7554ನೇ ಪುಸ್ತಕದ

25-26

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	Ravindra Kumar G S/o G Gurumurthy (Identifier)	,Oolavadi, Chintamani, CHIKKABALLAPURA, KARNATAKA - 563125	G. Ramesh
2	RAJESHA S/o ANJAPPA (Identifier)	,MADIKERE VILLAGE, Chintamani, CHIKKABALLAPURA, KARNATAKA - 563125	Ramesh

ಪಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಚಿಂತಾಮಣಿ
ಚಿಂತಾಮಣಿ



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ CMN-1-07554-2025-26 ಆಗಿ
ದಿನಾಂಕ 23/02/2026 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾಧರಿಯಲ್ಲಿ
ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಚಿಂತಾಮಣಿ (ಚಿಂತಾಮಣಿ)

ಪಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಚಿಂತಾಮಣಿ

23 FEB 2026

7ನೇ ಕುಟುಂಬ... 2ನೇ ಪುಟದ 7554ನೇ ಸಂಖ್ಯೆ ದಸ್ತಾವೇಜು
25-26

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ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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(ಜೆಎಸ್‌ಟಿ ಸೇರಿ)

INSPECTION AND ACCESS

The Lessor or their representatives may inspect the premises upon giving 7 days' prior written notice, provided such inspection does not disrupt ongoing academic sessions.

TERMINATION AND VACATION

In the event of default in payment of rent for 3 (Three) consecutive years, the Lessor may serve a 12 (Twelve) month written notice for termination.

The Lessee shall peacefully hand over the vacant possession of the premises within the notice period without any encumbrance.

SALE OF PROPERTY DURING LEASE TERM

The Lessor shall have the right to sell or otherwise transfer ownership of the leased property to any third party during the term of this Lease. However, any such sale or transfer shall be subject to this Lease Agreement, and the purchaser or transferee shall be legally bound to honor all terms and conditions of this Lease until its expiration or earlier termination as per the terms herein. The Lessor agrees to notify the Lessee in writing within 15 days of executing any such sale or transfer and shall ensure that the new owner acknowledges in writing their obligation to be bound by this Lease.

DISPUTE RESOLUTION

Any disputes arising from this agreement will be resolved through mutual understanding and discussion between the parties.

The place of arbitration shall be Chintamani, and the language of arbitration shall be English.

RECORDS AND ACCOUNTS

The Lessee shall keep accurate and complete records and accounts of the rent paid to the Lessor. The Lessee shall obtain receipt of each and every payment as evidence of payment of rent by giving one duplicate copy of the said receipt to the Lessor. The Lessee shall also provide the statement of accounts to the Lessor as and when the Lessor requests the same, either by soft or hard copy.

G. Manjula

G. Anshula

9...ನೀ ಪುಟ... 2...ನೀ ಪುಟ... 7554

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'A' Schedule Land:

All that piece and parcel of land measuring 22 guntas, situated in Survey No. 17/6, at Kariyapalli Village, Kasaba Hobli, Chintamani Taluk, Karnataka, and it's conversion no: 809441 dated on: 16/12/2025 for the purpose of (Educational Institutions (School/College)-Agriculture) and bounded as under:

North : Road leading from Chintamani to Oolavadi
South : Border of Oolavadi (survey number 143)
East : Property belonging to P Rajanna & Gram Panchayath
West : Property belonging to Dr. Rajendra Kumar Gurusurthy

SIGNATURE OF LESSOR & LESSEE COLUMNS:

G. Anandappa
LESSEE

G. Manjula
LESSOR

Witness:

G. Anandappa

G. Rajendra Kumar
Oolavadi [U & P]

(Rajanna)

S/O Anandappa
Madikeri

Vasudeva
ADVOCATE : 16/12/2020
CHINTAMANI - 580125
© 9071503071

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
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ಬೆಲೆ : ರೂ.3/-
(ಜವಾಬ್ದಾರಿ ಸೇರಿ)

PROPERTY TAXES

The Lessee shall be responsible for the payment of all property taxes, municipal taxes, and other government levies related to the premises during the term of this lease.

MISCELLANEOUS

Both parties agree to register this lease agreement at a mutually agreed-upon date at a registrar's office in Chintamani. The Lessee shall bear stamp duty and registration expenses.

The Lessee can enter into any contract or agreement or any other transactions for the purpose of promoting any of the objects of the Trust. The Lessee can enter into any contract/agreement/MOU/Franchise Agreement with any experts in the field of education to establish an educational institution with such expert's brand name in the said property.

This agreement represents the entire understanding between the parties and supersedes all prior communications, whether oral or written.

G. Manjula

G. Anandappa