

Certificate of Land

Date: 23.11.2020

Certified that land measuring 95327 sq.ft and construction area 20827 sq.ft property bearing number 10-4/7/1/2780/23 situated in Brahmapur, Kalaburagi fully described in the schedule mentioned hereinafter, is owned by Nutan Vidyalaya Trust represented by Secretary Shri.Shamrao S/o Manikrao Khanage in terms of Lease Deed vide number 1789/2019-20 dated: 20th May 2019 executed by Nutan Vidyalaya Society represented by Secretary Sri Gautam S/o Raja Jahagirdar. Duly rectification deed of Lease Agreement vide No.6488/2020-21 dated 28th September 2020 in the office of Sub-Registrar-Gulbarga. It is certified that the said entire land comprises of a single plot of land.

It is further certified that **ACT-Nutan Vidyalaya International School, Sy.No.7/1, N.V.Ground, Brahmapur, Kalaburagi-585103** is located on the said plot of land. As per the agreement produced by the applicant

THE SCHEDULE OF LAND ABOVE REFERED TO

All that piece and parcel of land measuring 95327 sq.ft situated Sy.No.7/1 at Daddapur Village, Brahmapur, Kalaburagi and bounded as follows:

North- Survey No 6 of Daddapur

East- Government Road

West- Government Road


South- Government Road


**DISTRICT MAGISTRATE/REGISTERING AUTHORITY WITH
DESIGNATION**

(Name of the Officer)

(Name of the District)


**Sub Registrar
KALABURAGI**


Principal
**ACT - NUTAN VIDYALAYA
INTERNATIONAL SCHOOL
BRAHMAPUR - KALABURAGI-585103**


**SECRETARY
N.V. Society, Gulbarga**

1798/2019-20

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.

ಈ ದಸ್ತಾವೇಜನ್ನು.....
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1798
19-20
ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

LEASE DEED

"THIS AGREEMENT is made on this 20th day May of 2019

BETWEEN

The Nutan Vidyalaya Board of Trustees/Trust Kalaburagi
Through its Secretary
Sri Shamrao S/o Manikrao Khanage
Age: 80 Years, Occ- Secretary, N.V.Board of Trustees
R/o Kalaburagi

(Hereinafter called First Party/LESSOR)

AND

The Nutan Vidyalaya Society Kalaburagi
Through its Secretary
Sri Gautam S/o Raja Jahgairdar
Age: 60 Years, Occ- N.V.Society Secretary
R/o Kalaburagi

(Hereinafter called Second Party/LESSEE)

DESCRIPTION OF THE PROPERTY GIVEN ON LEASE

The Land bearing no Sy. No 7/1. of Village Brahmapur,
Kalaburagi total measuring 95327 Sq. Ft and construction area is
20827 Sq.Ft. Property bearing no 10-4/7/1/2780/23 S.B.Temple
Road.

[Signature]
[Signature]
Principal

ACT - NUTAN VIDYALAYA
INTERNATIONAL SCHOOL
BRAHMAPUR - KALABURAGI-585103

[Signature]

[Signature]

SECRETARY
N.V. Society, Gulbarga

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3 ಈ ಪುಟದ ದಸ್ತಾವೇಜಿನ ನಂ. 1798/19
ಫೆ. 21/19 (GST EXTRA)

That, the name of First party is appearing in the Khata Extract
at SAS/BL/2019-20/S-1544233/W-PID69201 and CTS bearing No
is 2780, Sheet No 72, Chalta No 3 of Kalaburagi

NOW THIS DEED WITNESSES AS FOLLOWS:

1. WHEREAS the Second Party was need full of the building
and open space as described above to run an ACT-Nutan
Vidyalaya International School and for the reason approached the
First party for lease and Second Party has ready to give lease as
per the terms and condition agreed in the said lease deed.

2. That it is agreed that the said piece of land shall be used by
the Second Party to run only an ACT-Nutan Vidyalaya International
School

3. That, Monthly rent for building is Rs. 1 Lack as discussed
between the parties and decided by resolution of the board.

4. In consideration of the rent agreed to be paid by LESSEE to
the LESSOR as per this deed, the lessor here by agrees to grant on

Principal
ACT - NUTAN VIDYALAYA
INTERNATIONAL SCHOOL
BRAHMAPUR - KALABURAGI-585103

SECRETARY
N.V. Society, Gulbarga

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5 ರೂಪದ ದಸ್ತಾವೇಜಿನ ನಂ 1798/19-20
ವೆಲೆ : ರೂ. 2/-
(GST EXTRA)

lease to the lessee the schedule premises and the lessee here by
agree to take on lease the schedule premises.

5. The period of the lease for the schedule property shall be for
FIFTEEN YEARS commencing from the Academic years 2018-19
to 2033-34.

6. The schedule property with proposed building there on for a
locking period of 15 years. The schedule property comprises of an
area total measuring 95327 Sq. Ft and construction area is 20827
Sq. Ft and vacant land for an exclusive use of children's play area.

7. That, Educational Cess, Water tax and Electricity bill is to be
paid by second party only.

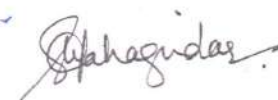
8. That, we have to use this property carefully and as a
prudently and we have not to do any act which is illegal nor have to
keep any contraband substances and if any complaint regarding it
is received by us then all its responsibility will rest on the Second
Party.

9. The First Party or their servants or agents are entitled to enter
the property and the Second party should not to raise any objection
on it.


Principal

ACT - NUTAN VIDYALAYA
INTERNATIONAL SCHOOL
BRAHMAPUR - KALABURAGI-555100


SECRETARY
N.V. Society, Gulbarga.



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7 ಈ ಪುಟದ ದಸ್ತಾವೇಜಿನ ನಂ. 1798/20
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10. That, the Second Party has to use this property such it should not cause annoyance or nuisance to anybody and has to be use peacefully.

11. That, the Second party should not give sub lease the property to any third party.

12. That, all the responsibility of using this property rests with second party alone and during this usage if any liability of electricity bill or Government or Semi Government office rest with Second party.

SCHEDULE OF PROPERTY

All the part and parcel of the Property bearing Corporation no 10-4/7/1/2780/23 total measuring 95327 Sq. Ft and plinth area of 20827 Sq.Ft constructed on Sy No 7/1 of Daddapur, Kalaburagi The boundaries of the said house is as follows.

East: Government Road

West: Government Road

South: Government Road

North: Survey No 6 of Daddapur

Principal

ACT - NUTAN VIDYALAYA
INTERNATIONAL SCHOOL
BRAHMAPUR - KALABURAGI-585103

Secretary

SECRETARY
N.V. Society, Gulbarga.

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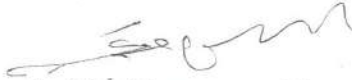
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the date aforementioned in the presence of the witnesses

under named.

First Party

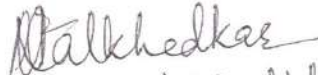

1. Sri Shamrao Khanage


Second party



2. Sri Dr. Gautam.R. Jahagirdar

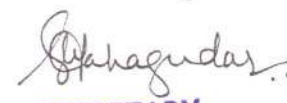

Witnesses

1. Naveenkumar S
R/o Kalaburagi

2. 
Neeraj. Malkhedkar
1-1495/31, JAYATEERTH SADAN
OPP. KOTHARI BHAVAN
BANK COLONY, KALABURAGI-2


Drafted by
V.V. Chandriki
Advocate


Principal
ACT - NUTAN VIDYALAYA
INTERNATIONAL SCHOOL
BRAHMAPUR - KALABURAGI-585103


SECRETARY
N.V. Society, Gulbarga.


6488/2020-21

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ಮೊದಲನೆ ಪುಟದ ಚಕ್ರವೇಶಿನ ನಂ 6488
2020 ದೆಲೆ : ರೂ. 2/-
(GST EXTRA)

RECTIFICATION DEED OF LEASE AGREEMENT

"This Deed of Rectification of Lease Agreement is executed
on this 28th day September of 2020

BETWEEN

THE NUTAN VIDAYALAYA BOARD OF TRUSTEES/TRUST

KALABURAGI Through its Secretary

Sri Shamrao S/o Manikrao Khanage

Age: 80 Years, Occ- Secretary, N.V.Board of Trustees

R/o Kalaburagi

Having Aadhar No is – 6702 4271 1792

Mobile No is - 9449439444

(Hereinafter called **First Party/LESSOR**)

AND

THE NUTAN VIDAYALAYA SOCIETY KALABURAGI

Through its Secretary

SRI GAUTAM S/O RAJA JAHGAIRDAR

Age: 60 Years, Occ- N.V.Society Secretary

R/o Kalaburagi

Having Aadhar No is -2778 6456 7628

Mobile No is 9844230962

(Hereinafter called **Second Party/LESSEE**)

Whereas the First Party has executed Lease Agreement in
favour of Second Party vide Doc. No 1798/2019-20 CD No
GLBD581 Dt: 20-05-2019 in respect of Property Land bearing no
Sy. No 7/1, of Village Brahmapur, Kalaburagi total measuring
95327 Sq. Ft and construction area is

Principal

ACT - NUTAN VIDYALAYA
INTERNATIONAL SCHOOL
BRAHMAPUR - KALABURAGI-5851

Sri Shamrao

Sri Gautam
SECRETARY
N.V. Society, Gulbarga.

Contd....2

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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

...2....

20827 Sq.Ft. Property bearing no 10-4/7/1/2780/23 S.B.Temple
Road.

That, the name of First party is appearing in the Khata Extract
at SAS/BL/2019-20/S-1544233/W-PID69201 and CTS bearing No
is 2780, Sheet No 72, Chalta No 3 of Kalaburagi

Due to oversight & by typographical mistake in the Lease
Agreement the lease period has been wrongly shown as 15 years
instead on 30 years

The period of the lease for the schedule property shall be for
THIRTY YEARS commencing from the Academic years 2018-19 to
2048-49. That, monthly rent for building is Rs. 1 Lack as discussed
between the parties and decided by resolution of the board and first
party has not taken any deposit, that total Rent of Building for 15
years is Rs, 18,000, 000/-.

Other particulars such as location, situation, measurement,
boundaries and name of Parties etc., shown in principal Lease
agreement remain unchanged. Hence wherever in the Lease
Agreement the Lease period appears as 15 years shall be rectified
and read as 30 years i.e., 2018-19 to 2048-49

Whereas the First Party has not received any consideration
for this rectification deed


Principal

ACT - NUTAN VIDYALAYA
INTERNATIONAL SCHOOL
BRAHMAPUR - KALABURAGI


SECRETARY
N.V. Society, Gulbarga.

Cont3

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ಜೆ.ಟಿ : ರೂ. 2/-
(GST EXTRA)


...3....

IN WITNESS WHEREOF this deed of rectification is executed
by the First Party on the day and year aforementioned in the
presence of following witnesses

First Party



1. Sri Shamrao Khanage


Second party



2. Sri Dr. Gautam.R. Jahagirdar

Witnesses

1. Naveenkumar S
R/o Kalaburagi
Mobile No is 9844746674

2. 
NEERAJ.S/O.
NARASIMHA. MALKHEDKAR
R/O. KALABURAGI.

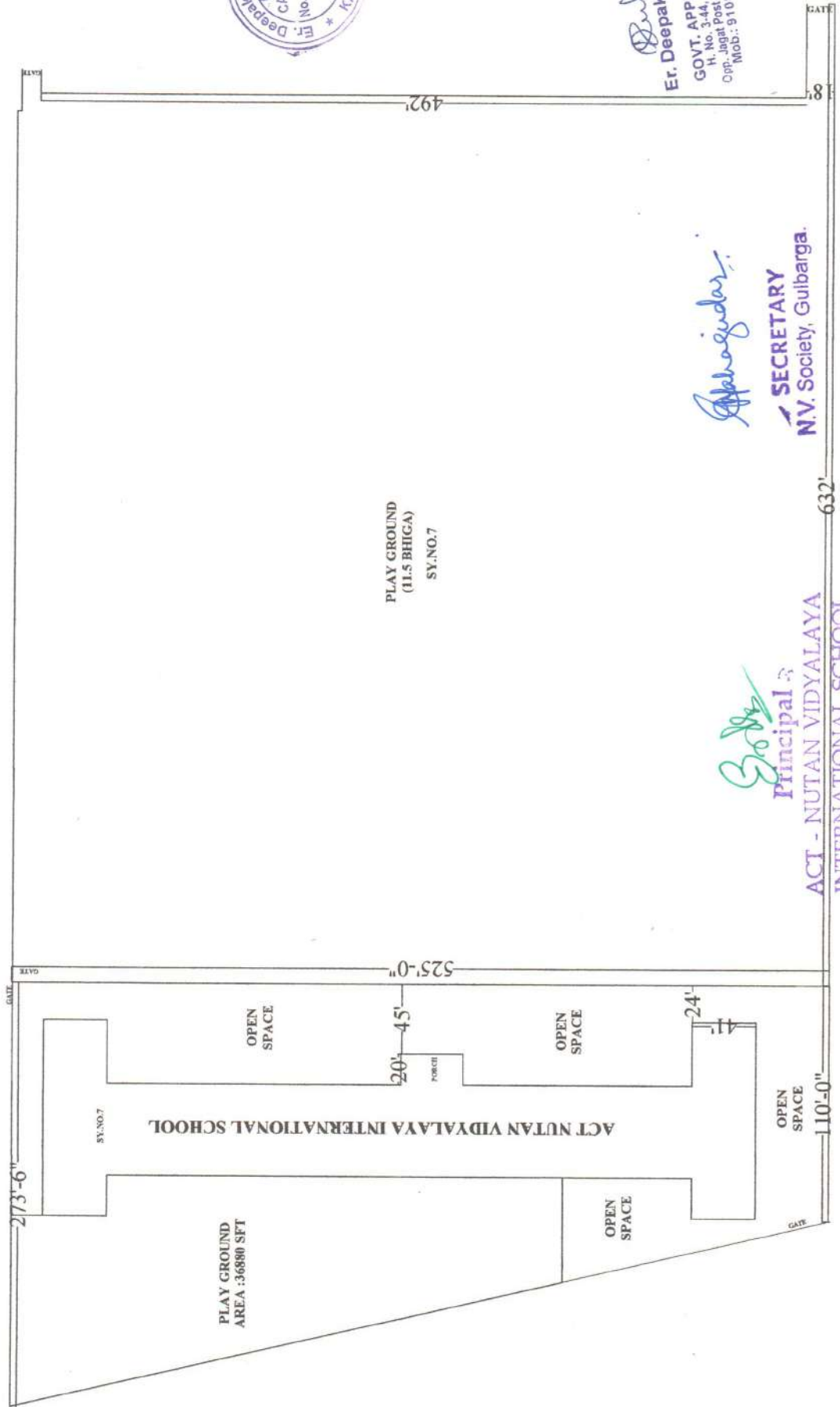

Drafted by
V.V. Chandriki
Advocate


Principal
ACT - NUTAN VIDYALAYA
INTERNATIONAL SCHOOL
BRAHMAPUR - KALABURAGI-585103


SECRETARY
N.V. Society, Gulbarga.

ACT NUTAN VIDYALAYA INTERNATIONAL SCHOOL

SL.NO	NAME OF THE INSTITUTION	TOTAL SITE AREA	TOTAL BUILT UP AREA OF G.F.	OPEN SPACE	PLAY GROUND	TYPE OF BUILDING
01.	ACT NUTAN VIDYALAYA INTERNATIONAL SCHOOL	95,327-00 Sq.ft 8,859.38 Sqm (3.5 BHIGA)	20,827-00 Sq.ft 1,935.59 Sqm	74,500-00 Sq.ft 6923.79 Sqm	36880-00 Sq.ft 3427.5 Sqm	R.C.C. WITH COLUMN



Deepak D. Kouligkar
 Er. Deepak D. Kouligkar
 B.E. CIVIL, F.V. INCL.
 GOVT. APPROVED VALUER
 H. No. 3-44, Sushil Apartment
 Opp. Jagat Post Office, KALABURGI
 Mob.: 9108787978, F23066

Sahajidas

SECRETARY
 N.V. Society, Gulbarga.

Sahajidas
Principal

ACT - NUTAN VIDYALAYA
INTERNATIONAL SCHOOL
 BR 'HMAPUR - KALABURGI-585103



ನೂತನ ವಿದ್ಯಾಲಯ ಸಂಸ್ಥೆ

Estd. 1907

ಕಲಬುರಗಿ - 585 103 (ಕರ್ನಾಟಕ)

Nutan Vidyalaya Society

KALABURAGI - 585 103 (Karnataka) Ph : 08472-223248 Fax : 08472-223248

Dr. B. Sarvottam Rao
President
+91 9448485098

Dr. Gautam R. Jahagirdar
Secretary
+91 9844230962

Ref. No.

Date :

EXTRACT OF THE MINUTES OF MEETING OF THE BOARD MEMBERS OF N V SOCIETY HELD ON THE 15TH MARCH 2018 AT SHRI.JAGANNATHRAO CHANDRIKI MEETING HALL OF THE NUTAN VIDYALAYA SOCIETY-KALABURAGI AT 5.30 PM.

PROPOSAL TO START NEW CBSE SCHOOL

"RESOLVED THAT N V Society will start new English medium school in the N V Society campus and pursue CBSE affiliation. The name of the school is proposed as ACT-Nutan Vidyalaya International School, Kalaburagi.

FURTHER RESOLVED THAT the survey number for the property of proposed school building is 4/7/1/2780/23 which has 95327 sq.ft as total area and the built up area is 20827 sq.ft constructed on Sy number 7/1.

FURTHER RESOLVED THAT out of 6 acres 7 Guntas of NV Society property, the playground of the society can be utilized by the above said school for sports activities.

FURTHER RESOLVED THAT the President, Secretary and the Treasurer of N V Society will take care of day to day activities of the school.

FURTHER RESOLVED THAT Dr.B.Sarvottam Rao - President, Dr.Gautam R Jahagirdar - Secretary and Sri. Srikant S. Kularni - Treasurer is hereby severally authorized by the board to further process to obtain permission from Government authorities for the above-mentioned school on behalf of the Society.

/ CERTIFIED TRUE COPY/

B. Sarvottam Rao
President

PRESIDENT
NUTAN VIDYALAYA SOCIETY
KALABURAGI.

Jahagirdar
Secretary

SECRETARY
NUTAN VIDYALAYA SOCIETY
KALABURAGI.

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TREASURER
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GULBARGA
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Principal

Principal
ACT - NUTAN VIDYALAYA
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