

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

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



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

ಈ ದಸ್ತಾವೇಜನ್ನು.....
ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿನ ಸಂಖ್ಯೆ 1798
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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.

Principal

ACT - NUTAN VIDYALAYA
INTERNATIONAL SCHOOL
BRAHMAPUR - KALABURAGI-585103

SECRETARY
N.V. Society, Gulbarga

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Official's Multipurpose Co-Operative Society Ltd.

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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:

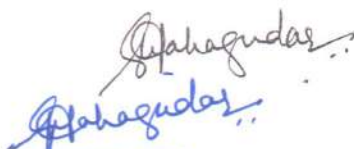
1. WHEREAS the Second Party was need full of the building
and open space as described above to run an ACT-Nutan
Vidyalaya International School and for the reason approached the
First party for lease and Second Party has ready to give lease as
per the terms and condition agreed in the said lease deed.

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/-
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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.

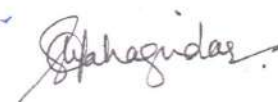
8. That, we have to use this property carefully and as a
prudently and we have not to do any act which is illegal nor have to
keep any contraband substances and if any complaint regarding it
is received by us then all its responsibility will rest on the Second
Party.

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

N.V. Society, Gulbarga.

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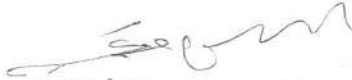
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8 ಈ ಪುಟದ ದಸ್ತಾವೇಜಿನ ನಂ. 1798/19-20
ಬೆಲೆ: ರೂ. 2/-
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the date aforementioned in the presence of the witnesses

under named.

First Party

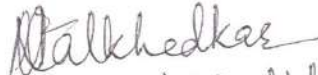

1. Sri Shamrao Khanage


Second party


2. Sri Dr. Gautam.R. Jahagirdar

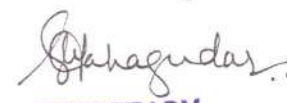

Witnesses

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

Sri...
Principal

ACT - NUTAN VIDYALAYA
INTERNATIONAL SCHOOL
BRAHMAPUR - KALABURAGI-5851

Sri...
SECRETARY
N.V. Society, Gulbarga.

Contd....2

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ಈ ಪುಟದ ದಸ್ತಾವೇಜಿನ ನಂ. 6488/2020

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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ಈ ಮೂಲದ ದಸ್ತಾವೇಜಿನ ನಂ.....

6488/2020
ಜೆ.ಲೆ: 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.