

ಈ ದಸ್ತಾವೇಜು ಸಾಮಾನ್ಯ ಉಪಯೋಗಕ್ಕೆ

ಒಂದನೇ ಕ್ರಮದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ

4010

2021-22

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
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. 2/-  
(GST EXTRA)

I-4010  
2021-22



### DEED OF LEASE OF IMMOVABLE PROPERTY

This DEED OF LEASE OF IMMOVABLE PROPERTY is made and executed on this 23<sup>rd</sup> Day of November, 2021 (23.11.2021) at Bangalore by and between.

**1. Mr. K.P.PILLAPPA**

Aged about 56 years,  
S/o. Late Muni Poojappa,  
@ Poojappa,  
@Appaiahanna,

**ADHAR NO: 934628241919, PAN:CYHPP4100R**

**2. Smt. BHAGYA**

Aged about 40 years,  
W/o K.P.Pillappa,

**ADHAR NO: 947358976043**

**3. Mr. BHUNESH.P**

Aged about 32 Years,  
S/o K.P.Pillappa

**ADHAR NO: 500952931612**

**4. Smt. SOWMYA.P**

Aged about 29 Years,  
D/o K.P.Pillappa,

**ADHAR NO: 946075812863**

**5. Mr. VINOD.P**

Aged about 28 Years,  
S/o K.P.Pillappa

**ADHAR NO: 618399181792**

Bhagya

Bhunes.P

Sowmya.P

Vinod

Page | 1

K.P.Pillappa

*[Signature]*

Suyatka.K

Devgajin Ghosh  
Principal

Vagdevi Vilas School

Sy. No.50/3, 43/3, Varanasi@Jinke,  
Thimmanahalli Village, Bidarahalli Hobli,  
Bengaluru-560049

for Vagdevi Vilas Educational  
And Charitable Trust (Regd.)

*[Signature]*  
(Managing Trustee)

For VAGDEVI VILAS EDUCATIONAL  
& CHARITABLE TRUST (Regd.)

*[Signature]*  
(Managing Trustee)



4010  
ಶ್ರೀ ವಾಗ್ಡೇವಿ ವಿಲಾಸ ಶಿಕ್ಷಣ ಸಂಸ್ಥೆ  
2021-22



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration  
ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/S Vagdevi Vilas Educational & Charitable Trust (Regd) Rep by Its Managing Trustee Mr. K. Harish S/o Late Krishnamurthy, G.S. , ಇವರು 1297200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚೆಲನ್	1297200.00	Challan No CR1121003000431482 Rs.1297200/- dated 22/Nov/2021
ಒಟ್ಟು :	1297200.00	

ಸ್ಥಳ : ಬಿದರಹಳ್ಳಿ

ದಿನಾಂಕ : 23/11/2021

ಬಿದರಹಳ್ಳಿ ಬಿಡುಗಡೆ-40  
(ಬಿದರಹಳ್ಳಿ)

Designed and Developed by C- DAC Pune.

For VAGDEVI VILAS EDUCATIONAL  
& CHARITABLE TRUST (Regd.)

(Managing Trustee)

Principal

Vagdevi Vilas School  
Sy. No.50/3, 43/3, Varanasi@Jinke,  
Thimmanahalli Village, Bidarahalli Hobli,  
Bengaluru-560049



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪಯೋಗಕ್ಕೆ  
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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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ಚಲಿ : ರೂ. 2/-  
(GST EXTRA)

6. Mr. GOPALAKRISHNA,  
Aged about 45 years,  
S/o. Late Muni Poojappa,  
@ Poojappa,@Appaiahanna,  
**ADHAR NO: 570109557022, PAN:AIHPG7107K**

7. Mrs. SUJATHA .K  
Aged about 38 years,  
W/o Sri. Gopalakrishna,  
**ADHAR NO: 716977187486**

8. Kum.YUKTHA.G  
Aged about 17 years,  
D/o Sri. Gopalakrishna,  
**ADHAR NO: 996682092319**

9. Master. KOUSHIK.G  
Aged about 11 Years,  
S/o Sri. Gopalakrishna,  
**ADHAR NO: 357218113536**

Sl.No.8 and 9 being a minors represented by their natural father  
and minor Gurdian Sri.Gopalakrishna.

All are residing at  
No.543, Sri Ramaiah Compound  
Kowdenahalli  
Dooravani Nagar Post, Bangalore - 560 016

[hereinafter for the sake of brevity, referred to as the "FIRST  
PARTY" and/or "LESSORS" and which term wherever the contexts  
so admits of shall mean and include their respective legal  
representatives, heirs, executors, administrators and assigns of the  
Lessor].

K.P. Pillappa Bhagya Bhurech P Sowmya P Vinod

Copy Suatna.K.





Print Date & Time : 23-11-2021 01:28:19 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 4010

ಬಿದರಹಳ್ಳಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 23-11-2021 ರಂದು 11:52:00 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	216200.00
2	ಸೇವಾ ಶುಲ್ಕ	700.00
3	ಸೇವಾ ಶುಲ್ಕ	175.00
4	ದ್ವಿ ಪ್ರತಿ ಶುಲ್ಕ	200.00
5	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	40.00
6	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	217355.00

ಶ್ರೀ M/S Vagdevi Vilas Educational & Charitable Trust (Regd) Rep by Its Managing Trustee Mr. K. Harish S/o Late Krishnamurthy, G.S. ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S Vagdevi Vilas Educational & Charitable Trust (Regd) Rep by Its Managing Trustee Mr. K. Harish S/o Late Krishnamurthy, G.S.			for Vagdevi Vilas Educational And Charitable Trust (Regd.) (Managing Trustee)

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಬಿದರಹಳ್ಳಿ, ಬೆಂಗಳೂರು-49

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/S Vagdevi Vilas Educational & Charitable Trust (Regd) Rep by Its Managing Trustee Mr. K. Harish . ಬಿನ್ Late Krishnamurthy, G.S. (ಬರೆದುಕೊಂಡವರು)			for Vagdevi Vilas Educational And Charitable Trust (Regd.) (Managing Trustee)
2	Mr K.P. Pillappa S/o Late Muni Poojappa @ Poojappa @ Appalahanna (ಬರೆದುಕೊಂಡವರು)			K.P. Pillappa

For VAGDEVI VILAS EDUCATIONAL & CHARITABLE TRUST (Regd.)

(Managing Trustee)

Principal

Vagdevi Vilas School  
No. 50/3, 40/3, Varanasi@Jinke,  
Bidarhalli Village, Bidarahalli Hobli,  
Bengaluru-560049

ಬಿದರಹಳ್ಳಿ, ಬೆಂಗಳೂರು-49 -



5ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 4010

2021-22

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಹಕಾರ ಉಪನಿಯಮ  
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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.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ಬೆಲೆ : ರೂ. 2/-  
(GST EXTRA)

**IN FAVOUR OF:**

**M/S VAGDEVI VILAS EDUCATIONAL & CHARITABLE TRUST (Regd.)** Having its Registered office at "Hari Nivas", Vivekananda Road, Ramamurthy Nagar, Bangalore - 560016. **PAN No. : AABTV8264G.** Represented by its Managing Trustee **Mr. K. HARISH,** Aged about 55 years, S/o. Late Krishnamurthy. G.S, **ADHAR NO : 842794643959**

[hereinafter for the sake of brevity, referred to as the "**SECOND PARTY**" and/or "**LESSEE**" and which expression shall wherever the context so requires shall mean and include its administrators, executors, successors-in-interest and assignees of the Lessee].

WHEREAS, the FIRST PARTY are the absolute owners in possession and occupation of converted Property converted vide official memorandum No. ALN (E)(B)SR-124/07-08 dated: 01.12.2008, bearing **Survey No. 50/3, Khata No.35** Registered vide Gift deed document No. KRI-1-32592-2006-07, Book I, stores in CD No. KRID285, dated 14.02.2007, the said Land totally admeasuring **measuring an extent of 1 Acre 8 Guntas including 3 guntas Kharab and Sy.No. 43/3 Khata No.35,** Registered vide Gift deed document no KRI-1-32593-2006-07, Volume I, stored in CD No. KRID285, dated: 14.02.2007 **measuring 2 Acres and 35 Guntas** both land Situated at **Varanasi@Jinke Thimmanahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore,** of vacant land which is more fully explained hereunder and hereinafter referred to as the '**Schedule Property**'.

WHEREAS the FIRST PARTY, from out of the Total Schedule Property, is willing to lease Sy.No. 50/3, measuring 1 Acres 8 Guntas and Sy.No. 43/3 measuring 1 Acre 32 Guntas **Total measuring 3 Acres OR 130680 Sq.ft,** more fully explained hereunder and hereinafter referred to as the '**Leased Out Schedule Property**' OR 'Demised Premises'.

1. P. P. Pillai P. Bhagya Shunee P. Sowmya P. Vinod

Page | 3

*[Signature]*

*[Signature]*

For VAGDEVI VILAS EDUCATIONAL  
& CHARITABLE TRUST (Regd.)

*[Signature]*  
(Managing Trustee)















Vagdevi Vilas School  
S. No. 50/3, 43/3, Varanasi@Jinke,  
Thimmanahalli Village, Bidarahalli Hobli,  
Bengaluru-560049

for Vagdevi Vilas Educational  
And Charitable Trust (Regd.)

*[Signature]*  
(Managing Trustee)



6ನೇ ಪುಟದ ದಾಖಲೆ ಸಂಖ್ಯೆ 4010  
2021-22

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
3	Smt Bhagya W/o K.P. Pillappa (ಬರೆದುಕೊಡುವವರು)			Bhagya
4	Mr Bhunesh, P. S/o K.P. Pillappa (ಬರೆದುಕೊಡುವವರು)			Bhunesh P
5	Smt Sowmya, P D/o K.P. Pillappa (ಬರೆದುಕೊಡುವವರು)			Sowmya P
6	Mr Vinod, P S/o K.P. Pillappa (ಬರೆದುಕೊಡುವವರು)			Vinod
7	Mr Gopalakrishna S/o Late Muni Poojappa @ Poojappa @ Appalahanna (ಬರೆದುಕೊಡುವವರು)			Gopal
8	Mrs Sujatha .K W/o Sri.Gopalakrishna (ಬರೆದುಕೊಡುವವರು)			Sujatha K
9	Miss Yuktha, G. and Master, Koushik, G. being minors rep by their natural father and minor Guardian Sri. Gopalakrishna (ಬರೆದುಕೊಡುವವರು)			Gopal

ಬರೆದುಕೊಡುವವರ ಸಹಿ  
ಬಿದರಹಳ್ಳಿ, ಬೆಂಗಳೂರು-49

For VAGDEVI VILAS EDUCATIONAL  
& CHARITABLE TRUST (Regd.)

(Managing Trustee)

Deenajaya Ghosh  
Principal

Vagdevi Vilas School

Sv. No.50/3, 43/3, Varanasi@Jinke,  
Tummanahalli Village, Bidarahalli Hobli,  
Bengaluru-560049



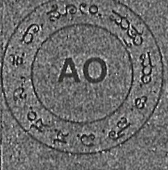
7ನೇ ಪ್ರಕಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 4010

2021-22

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಪಾದನೆಗಾಗಿ ಬಳಸಬಾರದು  
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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet



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ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದು  
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(GST EXTRA)

WHEREAS the Lessee has approached the Lessors to take on the Leased Out Schedule Property for the purpose of constructing buildings to **Run Educational Institutions** and entered in to this Lease Agreement. Both the parties are agreed to entered in to registered agreement on the same terms and conditions.

WHEREAS the Lessors have agreed to lease the Leased Out Schedule Property and allow the lessee to undertake construction on the Leased Out Schedule Property by taking necessary conversion and plan approvals and the lessee agreed to take on the lease of the Leased Out Schedule Property on the terms and conditions mentioned herein under contained.

**NOW IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

**I. RENT:-**

The Lessee agreed to pay a monthly rent of **Rs. 8/- per Sq.ft. i.e., 10,45,440/- (Rupees Ten Lakhs Forty Five Thousand Four Hundred Forty only)** for a month and for a period of **Twenty Nine years, Eleven Months and 30 days**. The Advance rent shall be payable on or before **10<sup>th</sup> day of every English calendar month** without delay (After Deducting T.D.S if any as per Govt. Norms).

**Rent is effective from 1<sup>st</sup> June 2022 and Holiday period provided from Lease date registration to 31<sup>st</sup> May 2022 for construction of school building.**

The First Party have requested the Second Party to pay the aforesaid rent by way of Cheque / Demand Draft or any Electronic Transfer mentioned in the following manner :-

- i) **Rs.5,22,720/- (Rupees Five Lakhs Twenty Two Thousand Seven Hundred Twenty only)** in favour of **Mr. Pillappa.K.P,**

12.P. Pillappa

Bhagya

Bhureel . P

Sowmya . P

Page | 4

Vagdevi

for

Suyatara K.

for Vagdevi Vilas Educational And Charitable Trust (Regd.)

For VAGDEVI VILAS EDUCATIONAL & CHARITABLE TRUST (Regd.)

Principal

Vagdevi Vilas School

Sy. No.50/3, 43/3, Varanasi@Jinke, Thimmanahalli Village, Bidarahalli Hobli, Bengaluru-560049

(Managing Trustee)

(Managing Trustee)



ಗುರುತಿಸುವವರು

1 ನೇ ಪ್ರಸ್ತದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ

4010  
2021-22

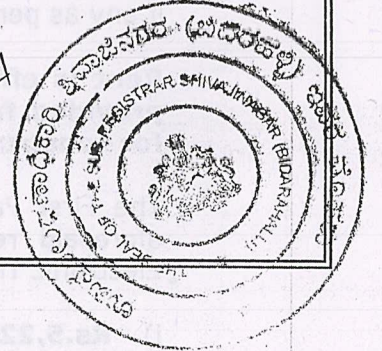
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	V. Venkatesh Shanthi Layout, Ramamurthy Nagar, Bangalore-16	
2	Ganesh. S K R Puram Village, K R Puram Hobli, BEO	

ಓಂಯ ಉಪನಿರ್ದೇಶಕಾಧಿಕಾರಿ  
ಬಿದರಹಳ್ಳಿ, ಬೆಂಗಳೂರು-49

ಮೂಲ ದಸ್ತಾವೇಜುನೊಂದಿಗೆ ಒಂದು ಪ್ರತಿಗಳನ್ನು ಹಾಜರುಪಡಿಸಿದ್ದು. ಇವುಗಳಿಗೆ ಯಾವುದೇ ವ್ಯತ್ಯಾಸಗಳಿರುವುದಿಲ್ಲ.

ಓಂಯ ಉಪನಿರ್ದೇಶಕಾಧಿಕಾರಿ  
ಬಿದರಹಳ್ಳಿ, ಬೆಂಗಳೂರು-49

1 ನೇ ಪ್ರಸ್ತದ ದಸ್ತಾವೇಜು ನಂಬರ BDH-1-04010-2021-22 ಅಡಿ ಸಿ.ಡಿ. ನಂಬರ BDH-898 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 23-11-2021 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ
 ಓಂಯ ಉಪನಿರ್ದೇಶಕಾಧಿಕಾರಿ ಬಿದರಹಳ್ಳಿ, ಬೆಂಗಳೂರು-49.



Designed and Developed by C-DAC, ACTS, Pune

For VAGDEVI VILAS EDUCATIONAL  
& CHARITABLE TRUST (Regd.)

(Managing Trustee)

Principal

Vagdevi Vilas School  
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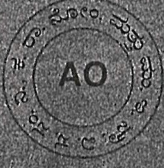
9 ನೇ ಶ್ರವಣ ದಶಮಿ ಸಂಖ್ಯೆ 4010

2021-22

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಸಂಪಾದ ಉಪನಿಯಮ  
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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. 2/-  
(GST EXTRA)

- ii) **Rs.5,22,720/- (Rupees Five Lakhs Twenty Two Thousand Seven Hundred Twenty only)** in favour of **Mr. Gopal Krishna**

## II. SECURITY DEPOSIT:-

The Lessee agreed to pay a sum of **Rs. 1,04,54,400/- (Rupees One Crore Four Lakhs Fifty Four Thousand Four Hundred only)** to the Lessors as refundable security deposit / advance amount is paid in two Installments. Rs. 52,27,200/- is paid at the time of Lease deed Registration and Balance 52,27,200/- will be paid during April 2022. Details of payment made in the following Manner:

- A sum of **Rs. 26,13,600/- (Rupees Twenty Six Lakhs Thirteen Thousand Six Hundred Only)** by way of Cheque paid in favoring Mr. Pillappa.K.P vide Cheque No.100121 Dated: 23.11.2021 drawn on Sree Charan Souhardha Co-operative Bank Ltd. Banaswadi Branch, Kalyananagar, Bangalore.
- A sum of **Rs. 26,13,600/- (Rupees Twenty Six Lakhs Thirteen Thousand Six Hundred Only)** by way of Cheque paid in favoring Mr. Gopala Krishna vide Cheque No.100122 Dated: 23.11.2021 drawn on Sree Charan Souhardha Co-operative Bank Ltd. Banaswadi Branch, Kalyananagar, Bangalore.
- A sum of **Rs. 26,13,600/- (Rupees Twenty Six Lakhs Thirteen Thousand Six Hundred Only)** by way of Cheque paid in favoring Mr. Pillappa.K.P vide Cheque No.100123 Dated: 25.04.2022 drawn on Sree Charan Souhardha Co-operative Bank Ltd. Banaswadi Branch, Kalyananagar, Bangalore.

K.P.Pillappa

Bhagya

Bhuneel P

Sowmya P

Vinod

*[Signature]* *[Signature]*

Page | 5

For VAGDEVI VILAS EDUCATIONAL  
& CHARITABLE TRUST (Regd.)

for Vagdevi Vilas Educational  
And Charitable Trust (Regd.)

*[Signature]*  
(Managing Trustee)

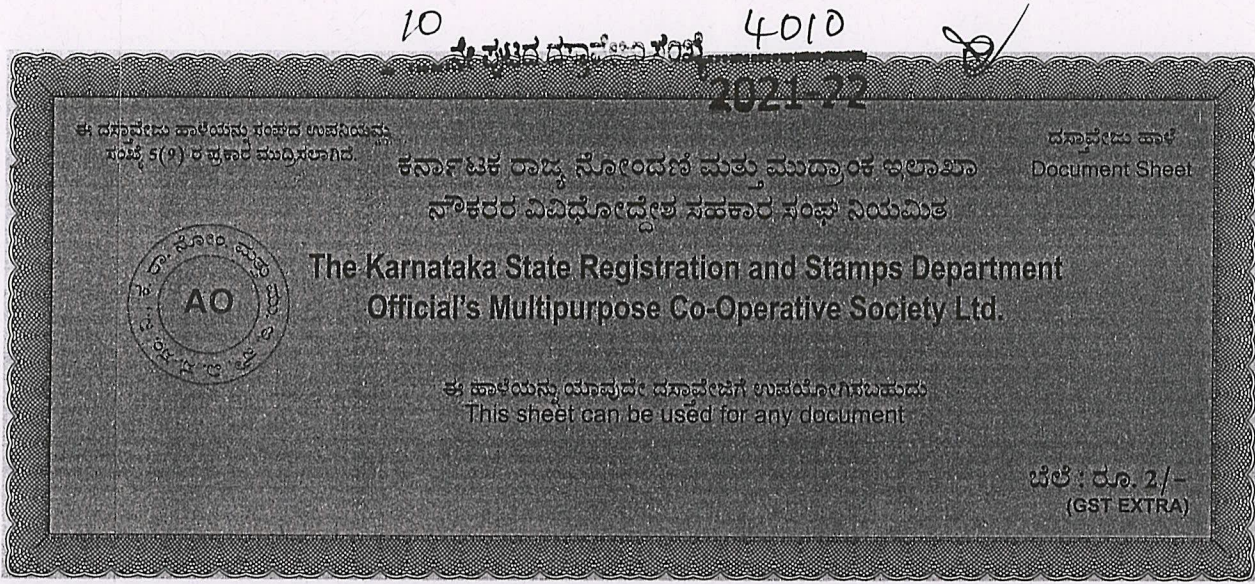
*[Signature]*  
Principal

Vagdevi Vilas School

Sy. No.50/3, 43/3, Varanasi@Jinko,  
Thimmanahalli Village, Bidarahalli Hobli,  
Bengaluru-560049

*[Signature]*  
(Managing Trustee)





- iv) A sum of **Rs. 26,13,600/- (Rupees Twenty Six Lakhs Thirteen Thousand Six Hundred Only)** by way of Cheque paid in favoring Mr. Gopala Krishna vide Cheque No.100124 Dated: 25.04.2022 drawn on Sree Charan Souhardha Co-operative Bank Ltd. Banaswadi Branch, Kalyananagar, Bangalore.

The lessors have acknowledged the receipt of the said sum from the lessee before the undersigned witnesses.

The Lessee has paid a sum of **Rs. 1,04,54,400/- (Rupees One Crore Four Lakhs Fifty Four Thousand Four Hundred only)** as security deposit to the Lessors and the same has been acknowledged by the Lessors. The security deposit/advance amount paid by the lessee to the lessors shall be returned or refunded by the lessors without interest, to the lessee on the termination of the tenancy created, hereby subject to any lawful deductions that the lessors may be entitled to make hereunder.

### III. ENHANCEMENT OF RENT:-

The Lessee agreed to enhance the monthly rent at the rate of **5%** for expiry of every year in the month of June on **Annual Rent of every previous year.**

### IV. PERMISSIONS:-

The Lessee agreed to obtain necessary building plans and other permissions/licenses, etc., from the concerned authorities in his own cost and risk. The lessors agreed to co-operate for the same by signing necessary papers as and when required/called by the lessee.

Lessors should provide clear 30 feet road to the lease land. Lessee utilizing leased land for school purpose and there should not be any interruption from Lessor for using the road for school buses and parents vehicles.

12. P. Pillappa

Bhagya

Bhuneel P

Sowmya P

Page | 6

Vinod

for VAGDEVI VILAS EDUCATIONAL & CHARITABLE TRUST (Regd.)

Sudhakar K.

for Vagdevi Vilas Educational And Charitable Trust (Regd.)

(Managing Trustee)

Denajayn Ghosh  
Principal

Vagdevi Vilas School

Sy. No.50/3, 43/3, Varanasi@Jinke,  
Thimmanahalli Village, Bidarahalli Hobli,  
Bengaluru-560049

(Managing Trustee)



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(GST EXTRA)

Lessee agreed to provide free Education from the Education Institute set up in this lease land to the Lessors children and Grand children of Sri.Gopala Krishna and Sri. K.P. Pillappa.

**V. CONSTRUCTIONS/ STRUCTURES/ ALTERATIONS/PER:-**

1. The Lessors hereby grants to the Lessee the authority to construct upon the Leased Out Schedule Property any building/ structures as may be deemed fit by the Lessee subject to the local laws/ permission/ approval granted by the local authorities in regard thereto.
2. The Lessee shall alone responsible for any damages, losses, work men compensation caused during the curse of construction of buildings in the Leased Out Schedule Property. The lessors are not responsible for any loss or damages.
3. That the Lessee shall be responsible to obtain all such permissions/approvals from the Local Bodies and other regulatory authorities for the purpose of construction upon the Leased Out Schedule Property as may be applicable to the Leased Out Schedule Property.
4. On completion of tenure of tenancy, the Leased Out Schedule Property shall be handed over to the lessors in the same condition. The lessee shall have the right to take away the movables along with him.

**VI. INSPECTION:**

The Lessee shall, permit the Lessors and /or their authorized representatives, by prior intimation to inspect and visit the Leased Out Schedule Property, in the presence of Lessee or its authorized representatives at all reasonable hours, as and when necessary.

K.P. Pillappa

Bhageya

Bhuneel P

Sowmya P

Vinod

Page | 7

Sri. K. P. Pillappa

for Vagdevi Vilas Educational  
And Charitable Trust (Regd.)

For VAGDEVI VILAS EDUCATIONAL  
& CHARITABLE TRUST (Regd.)

Durgajay Ghosh  
Principal

K. P. Pillappa  
(Managing Trustee)

Vagdevi Vilas School

Sy. No.50/3, 43/3, Varanasi@Jinkre,  
Thimmanahalli Village, Bidarahalli taluk,  
Bengaluru-560049

K. P. Pillappa  
(Managing Trustee)

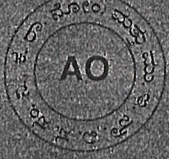


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2021-22

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(GST EXTRA)

**VII. PURPOSE:-**

The Lessee has utilized the Leased Out Schedule Property for the purpose of Educational institutes/institutions and for other lawful activity related to education.

**VIII. COMMENCEMENT AND PERIOD OF LEASE:-**

The period of lease shall be fixed for a period of **29 years, Eleven months, Thirty days** the lease period starts from 23<sup>rd</sup> November 2021 and ending 21<sup>st</sup> November 2051.

**IX. ELECTRICITY AND WATER CHARGES:-**

That besides the rent herein above reserved, if the Lessee obtains electricity and water supply at it's cost in the Leased Out Schedule Property after taking over of the vacant physical possession of the Leased Out Schedule Property, the Lessee shall be duty bound to honor all the bills received in that behalf from the concerned authorities, from time to time without any delay or default.

**X. PROPERTY AND LAND TAX**

Land tax will be payable by Lessors. The building tax, service tax and any other charges payable by Lessee.

**XI. INSURANCE:-**

The lessee shall take insurance policy of the Leased Out Schedule Property along with its immovable fixtures covering fire, act of God, Terrorism, ect., in conformity with the lessors.

14.P. Pillappa  
Sowmya.P

Bhagya  
Bhuneel.P  
Vijay  
Jeyaraj Srinath

for Vagdevi Vilas Educational  
And Charitable Trust (Regd.)

*(Signature)*  
(Managing Trustee)

Page | 8

For VAGDEVI VILAS EDUCATIONAL  
& CHARITABLE TRUST (Regd.)

*(Signature)*  
(Managing Trustee)

*(Signature)*  
Principal


Vagdevi Vilas School  
Sy. No.50/3, 43/3, Varanasi@ Bho.  
Trinmanahalli Village, Bidarahalli Hobli.  
Bengaluru-560049



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2021-22

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Official's Multipurpose Co-Operative Society Ltd.

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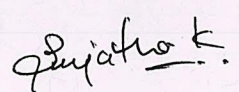
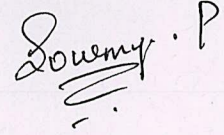
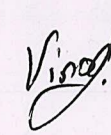
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## XII. TERMINATION:-

1. On the expiry of the term of this Lease, the Lessee shall surrender the physical peaceful possession of the Leased Out Schedule Property to the Lessors. In case of earlier termination of the Lease by the lessor before minimum lock in period of 15 years, the lessor has to bear the entire expenses of the constructions put up by the lessee as per the prevailing market rates applicable on that date. In case termination of Lease by the lessor after lock in period 15 years, the lessor has to bear the 50% of constructions put up by the lessee as per the prevailing market rates applicable on that date.
2. The Lessors shall be entitled to terminate this Lease, if the Rent has not been paid Three ( 3 ) Months after it has become due, provided that the Lessors issues a Fifteen ( 15 ) Days written notice to the Lessee to rectify such default, and the lessee fails to pay such rent in compliance of said notice.

## XIII. UN INTERRUPTED POSSESSION:-

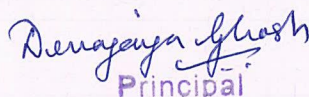
1. The Lessee paying the rent hereby reserved and performing and observing all the covenants of this Lease enumerated herein, shall be entitled to enjoy quite and peaceful vacant physical possession of the Leased Out Schedule Property during the term of the Lease, free from any interference, interruption or objection whatsoever from the Lessors or any person of persons claiming through.

K.P. Pillappa Brahma Bhuneel P Soumya P Vinod  
   

Page | 9

For VAGDEVI VILAS EDUCATIONAL  
& CHARITABLE TRUST (Regd.)

  
(Managing Trustee)

  
Principal

Vagdevi Vilas School

Sy. No.50/3, 43/3, Varanasi@Jinke  
Thimmanahalli Village, Bidarahalli Hobli,  
Bengaluru-560049

for Vagdevi Vilas Educational  
And Charitable Trust (Regd.)

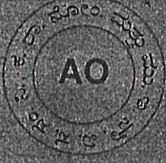
  
(Managing Trustee)



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2. That the Lessors in their individual capacity shall indemnify and keep the Lessee and any persons claiming through the Lessee fully indemnify and harmless from and against all damages, costs and expenses cause to or incurred by the Lessee, as a result of any defect in the title of the Lessors or any fault, neglect or omission by the Lessors which disturbs or interferes with the quiet and peaceful possession of the Leased Out Schedule Property to the Lessee and any persons claiming through the Lessee, under the covenants herein before contained.
3. That the Lessee shall abide by all laws, bye-laws, rules and regulations applicable to the Leased Out Schedule Property and shall not carry on or permit to be carried on any business or trade in violation of this Lease Agreement within the Leased Out Schedule Property.

**XIV. TRANSFER OF RIGHTS/SUB- LEASE:-**

The Lessee can transfer the rights of the lessee under this agreement to any third party as long as the conditions in this agreement are not violated. In such a case, the Lessors agree to sign the similar agreement with the third party as nominated by the Lessee.

The Lessee can sublet the Leased Out Schedule Property either fully or partly without violating any of the terms and conditions of this lease agreement.

**XV. EXTENTION OF LEASE:-**

Six months prior to the date of expiry of the period of lease, the Lessee/Lessors shall have an option to renew the lease further such period as it may require and agreed upon on fresh terms and conditions. In the event of the Lessee/Lessors not exercising the option of renewing the lease period, it shall hand over vacant possession of the Leased Out Schedule Property with the structures thereon without claiming any compensation towards such developments made by it over the Leased Out Schedule Property.

H.R. Pillappa

Bhargya

Bhuresh P

Sowmya P

Page | 10

Rind

For VAGDEVI VILAS EDUCATIONAL  
& CHARITABLE TRUST (Regd.)

[Signature]

[Signature]

Deviyaya Ghosh  
Principal

for Vagdevi Vilas Educational  
And Charitable Trust (Regd.)

[Signature]  
(Managing Trustee)

[Signature]  
(Managing Trustee)

Vagdevi Vilas School  
Sy. No.50/3, 43/3, Varanasi@Jinke,  
Thimmanahalli Village, Bidarahalli Hobli,  
Bengaluru-560049



ಈ ದಸ್ತಾವೇಜು ಹಾಕಿಯನ್ನು ಸಂಪದ ಉಪನಿಯಮ  
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The Karnataka State Registration and Stamps Department  
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ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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(GST EXTRA)

**XVI. ACQUISITION:**

In the Event of any acquisition of Schedule Property, the lessee will be entitled for the compensation in respect of the Building and other Constructions in the area acquired and the Lessors will be entitled for compensation in respect of the land so acquired.

**XVII. BREACH:**

The parties hereto have agreed to abide by the terms and conditions traversed herein supra and further not to commit any breach. Any dispute or difference which may arise between the parties or their representatives, with regard to the construction, meaning and effect of this lease agreement or any part thereof, or rights or liabilities of either parties under this Agreement or other matter relating to the premises, shall be referred to arbitration and the decision of a sole arbitrator, if the parties in dispute so agree, otherwise two or more arbitrators to be nominated by the Lessors and lessee in case of difference of opinion between them, by the umpire selected by them at the commencement of the reference and this clause shall be deemed to be a submission within the meaning of the Arbitration and conciliation Act 1996 including its statutory modification and re-enactment. The arbitration proceeding will be in English Langaige and held in Bangalore. In case of any dispute arising in respect of this Lease Deed the courts at Bangalore shall have the jurisdiction.

**XVIII. MISCELLANEOUS :**

This Deed Shall be executed in Counterparts and the Original Registered Document shall be retained by the Lessee and Duplicate shall be retained by the Lessors.

1. K. P. Pillappa Brageya Bhuneed P. Soumya P. Vign

Page | 11

For VAGDEVI VILAS EDUCATIONAL  
& CHARITABLE TRUST (Regd.)

(Managing Trustee)

for Vagdevi Vilas Educational  
And Charitable Trust (Regd.)  
Principal  
Vagdevi Vilas School  
Sy. No.50/3, 43/3, Varanasi@Jinke,  
Thimmanahalli Village, Bidarahalli Hobli,  
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(GST EXTRA)

### LEASED OUT SCHEDULE PROPERTY - A

All the piece and parcel of the immovable Converted property official memorandum No. ALN (E)(B)SR-124/07-08 dated: 01.12.2008 bearing **Survey No. 50/3, Khata No.35**, Situated at **VARANASI@JINKE THIMMANAHALLI Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore**, the said Land totally admeasuring **measuring an extent of 1 Acre 8 Guntas OR 52272 Sq.ft.**, and bounded on the :

East by : Lessors land Sy.No.43/3  
West by : Raja Kaluve and Chandiappa's Land  
North by : Sy.No. 50/4  
South by : Sy.No.50/2

### LEASED OUT SCHEDULE PROPERTY - B

All the piece and parcel of the immovable property bearing **Survey No. 43/3, Khata No.35** Situated at **VARANASI@JINKE THIMMANAHALLI Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore**, the said Land totally admeasuring **measuring an extent of 1 Acre 32 Guntas OR 78408 Sq.ft., out of 2 Acre 35 Guntas OR 125235 Sq.ft.**, and bounded on the :

East by : Remaining land of same Sy.No.43/3  
West by : Lessors land Sy.No.50/3  
North by : Sy.No.43/4  
South by : Sy.No.43/2

11.P. Pillappa Bhagya

Bhuneel P

Sowmya P

Vinod

Page | 12

For VAGDEVI VILAS EDUCATIONAL  
& CHARITABLE TRUST (Regd.)

(Managing Trustee)

Principal  
Vagdevi Vilas School

Sy. No.50/3, 43/3, Varanasi@Jinke,  
Thimmanahalli Village, Bidarahalli Hobli,  
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for Vagdevi Vilas Educational  
And Charitable Trust (Regd.)

(Managing Trustee)



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಪುಟ ಉಪನಿಯಮ  
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ. ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
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. 2/-  
(GST EXTRA)

This lease agreement has been signed in the presence of attesting witness and delivered by

Signed by

12. P. Pillappa  
(1) Mr. K.P.PILLAPPA

Bhagesol  
(3) Smt. BHAGYA

Bhunesol . P  
(5) Mr. BHUNESH.P

Sowmya . P  
(7) Smt. SOWMYA.P

Vinod .  
(9) Mr. VINOD.P

(2) Mr. GOPALAKRISHNA

Sujatha K.  
(4) Mrs. SUJATHA .K

(6) Kum.YUKTHA.G  
being a minors represented by her natural father and minor Gurdian Sri.Gopala Krishna.

(8) Master. KOUSHIK.G  
being a minors represented by his natural father and minor Gurdian Sri.Gopala Krishna.

**WITNESSES:**

1. V. Venkatesh  
(V. VENKATESH)  
s/o. late. Venkatagiriyaappa,  
Shanthi Layout, Ramamurthy Nagar,  
Bengaluru - 560 016.

for Vagdevi Vilas Educational  
And Charitable Trust (Regd.)

(Managing Trustee)

Managing Trustee,  
VAGDEVI VILAS  
EDUCATIONAL AND  
CHARITABLE TRUST

2. Ganesh . S  
S/o Subramanyam . K  
K. R. Guruswamy  
Bengaluru - 560 016

DRAFTED BY:

M. Prabhakar  
(M. PRABHAKAR)  
Advocate,  
No. 5F-42  
HMS & HMS Complex  
Cuddalore Main Road  
Bengaluru - 560 002.  
(M) 9591753200

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For VAGDEVI VILAS EDUCATIONAL  
& CHARITABLE TRUST (Regd.)

(Managing Trustee)

Principal

Vagdevi Vilas School

Sv. No.50/3, 43/3, Varanasi@Jinka  
T. Annanahalli Village, Bidarahalli Ho,  
Bengaluru-560049



ಈ ದಸ್ತಾವೇಜು.....11.....ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ

2022-23

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 ದಸ್ತಾವೇಜು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ಬೆಲೆ : ರೂ. 2/-  
(GST EXTRA)

I-2187/2022-23

**RECTIFICATION DEED**

**THIS DEED OF RECTIFICATION** is made and executed on this 23<sup>rd</sup> June 2022 ( 23/06/2022 ) by and between.

- 1. Mr. K.P.PILLAPPA**  
Aged about 57 years,  
S/o. Late Muni Poojappa,  
@ Poojappa,  
@Appaiahanna,  
**ADHAR NO: 934628241919, PAN:CYHPP4100R**
- 2. Smt. BHAGYA**  
Aged about 41 years,  
W/o K.P.Pillappa,  
**ADHAR NO: 947358976043**
- 3. Mr. BHUNESH.P**  
Aged about 33 Years,  
S/o K.P.Pillappa  
**ADHAR NO: 500952931612**
- 4. Smt. SOWMYA.P**  
Aged about 30 Years,  
D/o K.P.Pillappa,  
**ADHAR NO: 946075812863**
- 5. Mr. VINOD.P**  
Aged about 29 Years,  
S/o K.P.Pillappa  
**ADHAR NO: 618399181792**
- 6. Mr. GOPALAKRISHNA,**  
Aged about 46 years,  
S/o. Late Muni Poojappa,  
@ Poojappa, @Appaiahanna,  
**ADHAR NO: 570109557022, PAN:AIHPG7107K**

K.P. Pillappa  
Bhageya  
Sowmya P

for Vagdevi Vilas Educational  
And Charitable Trust (Regd.)  
(Managing Trustee)

For VAGDEVI VILAS EDUCATIONAL  
& CHARITABLE TRUST (Regd.)  
Principal  
Vagdevi Vilas School  
(Managing Trustee)  
Sy. No. 50/3, 43/3, Varanasi@Jinke,  
Thimmanahalli Village, Bidarahalli Hobli,  
Bengaluru-560049



ಇ...ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ...೨೮೭.....  
2022-೭



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಮೋದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration  
ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Sri Vagdevi Vilas Educational & Charitable Trust (Regd) Rep by its Managing Trustee  
Mr. K. Harish S/o Late. Krishnamurthy G.S , ಇವರು 500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ  
ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	500.00	Paid by Cash
ಒಟ್ಟು :	500.00	

ಸ್ಥಳ : ಬಿದರಹಳ್ಳಿ  
ದಿನಾಂಕ : 24/06/2022

ಉಪ-ಮೋದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ  
ಹಿರಿಯ ಉಪ-ಮೋದಣಿ ಅಧಿಕಾರಿ  
ಬಿದರಹಳ್ಳಿ, ಬೆಂಗಳೂರು-49

Designed and Developed by C- DAC Pune.

for Vagdevi Vilas Educational  
And Charitable Trust (Regd.)

K. Harish  
(Managing Trustee)

Deenadayin Ghosh  
Principal

Vagdevi Vilas School  
Sy. No.50/3, 43/3, Varanasi@Jinke,  
Thimmanahalli Village, Bidarahalli Hobli,  
Bengaluru-560049

for Vagdevi Vilas Educational  
And Charitable Trust (Regd.)

(Managing Trustee)



3ನೇ ಪಟ್ಟದ ದಸ್ತಾವೇಜು ವಿ187

2022-23

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಪದ 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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ಚೀಲೆ : ರೂ. 2/-  
(GST EXTRA)

- 2 -

**7. Mrs. SUJATHA .K**

Aged about 39 years,  
W/o Sri. Gopalakrishna,  
**ADHAR NO: 716977187486**

**8. Kum.YUKTHA.G**

Aged about 17 years,  
D/o Sri. Gopalakrishna,  
**ADHAR NO: 996682092319**

**9. Master. KOUSHIK.G**

Aged about 12 Years,  
S/o Sri. Gopalakrishna,  
**ADHAR NO: 357218113536**

Sl. No. 8 and 9 being a minor represented by their natural  
father and minor Guardian Sri. Gopalakrishna.

All are residing at  
No.543, Sri Ramaiah Compound  
Kowdenahalli  
Dooravani Nagar Post, Bangalore - 560 016

Hereinafter called the **FIRST PARTY** as the **LESSORS** which include  
their heirs, executors, administrators, legal representatives, nominees  
and assigns on the One Part :

**IN FAVOUR OF:-**

**M/S VAGDEVI VILAS EDUCATIONAL & CHARITABLE TRUST**  
(Regd.) Having its Registered office at "Hari Nivas", Vivekananda  
Road, Ramamurthy Nagar, Bangalore - 560016. **PAN No. :**  
**AABTV8264G.** Represented by its Managing Trustee **Mr. K. HARISH,**  
Aged about 55 years, S/o. Late Krishnamurthy. G.S, **ADHAR NO :**  
**842794643959**

K.P. Pillappa  
Bhageya  
Sowmya.P

For VAGDEVI VILAS EDUCATIONAL  
& CHARITABLE TRUST (Regd.)

for Vagdevi Vilas Educational  
And Charitable Trust (Regd.)

K. Harish  
(Managing Trustee)

Singh  
Principal  
Vagdevi Vilas School

Sy. No.50/3, 43/3, Varanasi@Jinke,  
Thimmanahalli Village, Bidarahalli Hobli.  
Bengaluru-560049



ಹಿರಿಯ ಅಧೀನ ನೋಂದಣಾಧಿಕಾರಿ  
ಬಿದರಹಳ್ಳಿ ಬೆಂಗಳೂರು-49



5ನೇ ಫಲಿತ ದಸ್ತಾವೇಜು 2187

2022-23

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು  
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಜಿಲ್ಲಾಖಾ  
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  
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(GST EXTRA)

- 3 -

Hereinafter called the **SECOND PARTY** as the **LESSEES** which includes their heirs, executors, administrators, legal representatives, nominees and assigns on the other part witnesseth as under.

WHEREAS, the Lessors are the sole and absolute owners of the property Converted property official memorandum No. ALN (E)(B)SR-124/07-08 dated: 01.12.2008 bearing **Survey No. 50/3, Khata No.35, Situated at VARANASI@JINKE THIMMANAHALLI Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore**, the said Land totally admeasuring measuring an extent of **1 Acre 8 Guntas OR 52272 Sq.ft.**, and **Survey No. 43/3, Khata No.35 Situated at VARANASI@JINKE THIMMANAHALLI Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore**, the said Land totally admeasuring measuring an extent of **1 Acre 32 Guntas OR 78408 Sq.ft., out of 2 Acre 35 Guntas OR 125235 Sq.ft.,.**

Whereas the First party Lease the schedule property to the second party herein and got registered the same vide registered Lease Deed bearing Document No. 4010/2021-22, Book - 1, CD No. BDHD-898, Dated : 23/11/2021, Registered in the office of the Sub-Registrar, Bidarahalli, Bangalore.

And whereas in pursuance thereof the Second Party has hitherto been in peaceful possession and enjoyment of the schedule property, it has now come to the notice of the Second Party that the **Mis-described the Lease Period of the Lease Deed**, in Lease Deed bearing Document No. 4010/2021-22, Book - 1, CD No. BDHD-898, Dated : 23/11/2021, Registered in the office of the Sub-Registrar, Bidarahalli, Bangalore, aforesaid have been mis-described as **Twenty Nine Years Eleven Months and 30 Days INSTEAD OF 30 Years ( Lease Period Stars form 23<sup>rd</sup> November 2021 and Lease Period Ending 22<sup>nd</sup> November 2051 )** by typographical error and oversight, causing inconvenience to the Second Party and there by there is a need to Rectify this mis-description, for the purpose of records and posterity.

K. P. Pichappa P  
Bhagya Sowmya P  
Vijay Suresh

For VAGDEVI VILAS EDUCATIONAL  
& CHARITABLE TRUST (Regd.)

(Managing Trustee)

Principal

Vagdevi Vilas School

Sy. No.50/3, 43/3, Varanasi@Jinke,  
Bidadrahalli Village, Bidarahalli Hoblifor Vagdevi Vilas Educational  
And Charitable Trust (Regd.)















(Managing Trustee)



6...ನೇ ಪ್ರಬಲ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2187.....

2022-23

✓

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಪೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Smt Bhagya W/o K.P. Pillappa . (ಬರೆದುಕೊಡುವವರು)			Bhagya
4	Sri Bhunesh. P. S/o K.P. Pillappa . (ಬರೆದುಕೊಡುವವರು)			Bhunesh P
5	Smt Sowmya. P D/o K.P. Pillappa . (ಬರೆದುಕೊಡುವವರು)			Sowmya P
6	Sri Vinod. P S/o K.P. Pillappa . (ಬರೆದುಕೊಡುವವರು)			Vinod
7	Sri Gopalakrishna S/o Late Muni Poojappa @ Poojappa @ Appalrahanna . (ಬರೆದುಕೊಡುವವರು)			Gopal
8	Smt Sujatha .K W/o Sri.Gopalakrishna . (ಬರೆದುಕೊಡುವವರು)			Sujatha .K
9	Mr Yuktha. G. and Master. Koushik. G. being minors rep by their natural father and minor Guardian Sri. Gopalakrishna . (ಬರೆದುಕೊಡುವವರು)			Gopal

ಹಿರಿಯ ಉಪ ನಿರ್ದೇಶಕರು  
ಬಿದರಹಳ್ಳಿ, ಬೆಂಗಳೂರು-560049

for Vagdevi Vilas Educational  
And Charitable Trust (Regd.)

Managing Trustee

Dengayin Ghosh  
Principal

Vagdevi Vilas School  
Sy. No.50/3, 43/3, Varanasi@Jinke,  
Thimmanahalli Village, Bidarahalli Hobli.  
Bengaluru-560049

for Vagdevi Vilas Educational  
And Charitable Trust (Regd.)  
Managing Trustee



7

0187

2022

ಈ ದಸ್ತಾವೇಜು ಹಾಲೆಯನ್ನು 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.

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(GST EXTRA)

- 4 -

**NOW THIS DEED OF RECTIFICATION WITNESSTH AS UNDER:-**

1. Hereinafter the **Mis-described the Lease Period of the Lease Deed**, will be as found in this Deed of Rectification and this Rectification Deed shall form part of the original Registered as Lease Deed bearing Document No. 4010/2021-22, Book - 1, CD No. BDHD-898, Dated : 23/11/2021, Registered in the office of the Sub-Registrar, Bidarahalli, Bangalore, and shall be read part and parcel of the document.
2. The **Mis-described the Lease Period of the Lease Deed**, mis-described as **Twenty Nine Years Eleven Months and 30 Days INSTEAD OF 30 Years ( Lease Period Stars form 23<sup>rd</sup> November 2021 and Lease Period Ending 22<sup>nd</sup> November 2051 )** wherever occurs in the Registered as Lease Deed bearing Document No. 4010/2021-22, Book - 1, CD No. BDHD-898, Dated : 23/11/2021, Registered in the office of the Sub-Registrar, Bidarahalli, Bangalore, aforesaid and in the schedule of property therein shall stand substituted **30 Years ( Lease Period Stars form 23<sup>rd</sup> November 2021 and Lease Period Ending 22<sup>nd</sup> November 2051 )** read as such.
3. The Second Party has not passed on any consideration to the First party for his executing this Deed of Rectification.

1. P. P. P. P. P.

Bhagya

Vinod

P. P. P.

Sowmya

Sujatha K.

For VAGDEVI VILAS EDUCATIONAL  
& CHARITABLE TRUST (Regd.)

(Managing Trustee)

for Vagdevi Vilas Educational  
And Charitable Trust (Regd.)

(Managing Trustee)

Principal

Vagdevi Vilas School

Sy. No.50/3, 43/3, Varanasi@Jinke,  
Thimmanahalli Village, Bidarahalli Houli,  
Bengaluru-560049



೧ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ ೨೧೮೭.....  
2022-2



ಗುರುತಿರುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Ganesh. S K.R.puram, Bangalore-560036.	
2	Anil Madahalli, Bangalore-560049.	

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಬಿದರಹಳ್ಳಿ, ಬೆಂಗಳೂರು-49

ದಿನಾಂಕ 23-11-2021 ರಂದು ಬಿದರಹಳ್ಳಿ ಉಪನೋಂದಣಿ ಕಛೇರಿಯಲ್ಲಿ ನೋಂದಣಿಯಾದ ಭೋಗ್ಯ ಪತ್ರದ ಸಂಖ್ಯೆ : 04010/2021-22, ಸಿ.ಡಿ. ಸಂಖ್ಯೆ : ಬಿಡಿಹೆಚ್‌ಡಿ-898 ನ್ನು ಈ ಪತ್ರದ ಮೂಲಕ ತಿದ್ದುಪಡಿಮಾಡಲಾಗಿದೆ.

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಬಿದರಹಳ್ಳಿ, ಬೆಂಗಳೂರು-49

 1 ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ನಂಬರ BDH-1-02187-2022-23 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ BDHD1061 ನೇ ಡ್ವರಲ್ಲಿ ದಿನಾಂಕ 24 06 2022 ರಂದು ನೋಂದಣಿಮಾಡಲಾಗಿದೆ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಬಿದರಹಳ್ಳಿ) 24-06-2022	
--	---

Designed and Developed by C-DAC, ACTS, Pune

ಗಿರೀಶ್ಚಂದ್ರ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಬಿದರಹಳ್ಳಿ, ಬೆಂಗಳೂರು - 49.

for Vagdevi Vilas Educational  
And Charitable Trust (Regd.)

(Managing Trustee)

Principal  
Vagdevi Vilas School

Sy. No.50/3, 43/3, Varanasi@Jinke,  
Thimmanahalli Village, Bidarahalli Hobli,  
Bangaluru-560049



9ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ

2187

2022-2

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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(GST EXTRA)

- 5 -

4. That the **Mis-described the Lease Period of the Lease Deed**, morefully described hereunder in this Deed of Rectification shall hereinafter be read and treated as the **Mis-described the Lease Period of the Lease Deed**, describing the Lease Deed accurately and precisely and shall substitute to the Lease Deed Contained in the Lease Deed bearing Document No. 4010/2021-22, Book - 1, CD No. BDHD-898, Dated : 23/11/2021, Registered in the office of the Sub-Registrar, Bidarahalli, Bangalore, entered into between the First party and Second Party.

**LEASED OUT SCHEDULE PROPERTY - A**

All the piece and parcel of the immovable Converted property official memorandum No. ALN (E)(B)SR-124/07-08 dated: 01.12.2008 bearing **Survey No. 50/3, Khata No.35**, Situated at **VARANASI@JINKE THIMMANAHALLI Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore**, the said Land totally admeasuring **measuring an extent of 1 Acre 8 Guntas OR 52272 Sq.ft.**, and bounded on the :

East by : Lessors land Sy.No.43/3

West by : Raja Kaluve and Chandrappa's Land

North by : Sy.No. 50/4

South by : Sy.No.50/2

For VAGDEVI VILAS EDUCATIONAL  
& CHARITABLE TRUST (Regd.)

(Managing Trustee)

1. P. Pillappa  
Bhagya  
Vino  
Sowmya P  
Sujatha K

for Vagdevi Vilas Educational  
And Charitable Trust (Regd.)

(Managing Trustee)

Devgayatri Ghosh  
Principal  
Vagdevi Vilas School  
y. No.50/3, 43/3, Varanasi@Jinke,  
Thimmanahalli Village, Bidarahalli Hobli,  
Bengaluru-560049




1.ನ...ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2187  
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ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ  
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- 6 -

**LEASED OUT SCHEDULE PROPERTY - B**

All the piece and parcel of the immovable property bearing **Survey No. 43/3, Khata No.35** Situated at **VARANASI@JINKE THIMMANAHALLI Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore**, the said Land totally admeasuring **measuring an extent of 1 Acre 32 Guntas OR 78408 Sq.ft., out of 2 Acre 35 Guntas OR 125235 Sq.ft.**, and bounded on the :

East by : Remaining land of same Sy.No.43/3

West by : Lessors land Sy.No.50/3

North by : Sy.No.43/4

South by : Sy.No.43/2

1. A. P. Piddappa  
Bhogya  
Vijay  
Dowrya P  
Srinath K

For VAGDEVI VILAS EDUCATIONAL  
& CHARITABLE TRUST (Regd.)

  
(Managing Trustee)

for Vagdevi Vilas Educational  
And Charitable Trust (Regd.)

  
(Managing Trustee)

  
Principal  
Vagdevi Vilas School  
Sy. No.50/3, 43/3, Varanasi@Jinke,  
Thimmanahalli Village, Bidarahalli Hobli  
Bengaluru-560049



