

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು

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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ :
Stamp Duty Rs :

LEASE AGREEMENT

This lease Agreement is made on this the 04th day of AUGUST, Two Thousand and Twenty Six (04-08-2026), at Bangarpet by and between:

Smt PADMA.M, aged about 64 years, wife of late.V.Gangadhariah,

residing at: house No.09, Nanda Gokula Nilaya, 1st Main, Siddappa Lay-out,

Devasandra Main Road, Krishnarajapuram, Bangalore Urban,

State: Karnataka, PIN Code: 560036

Aadhaar No:9659 4664 3223.

Hereinafter referred to as the "LESSOR" (which expression shall, wherever the contextsorequiresoradmitsmeanincludehislegalheirs,succesor'sexecutors, administrators and assigns) of the ONE PART:

AND

VIDHYA SHREE SEVA EDUCATIONAL TRUST,

(Represented by its CHAIRMAN)

Smt PADMA.M, aged about 64 years, wife of late.V.Gangadhariah,

residing at: house No.09, Nanda Gokula Nilaya, 1st Main, Siddappa Lay-out,

Devasandra Main Road, Krishnarajapuram, Bangalore Urban,

State: Karnataka, PIN Code: 560036

Aadhaar No:9659 4664 3223.

Pam

ನೀ ಪಕ್ಕದ 122 ದಾಖಲೆ ವೇದನಾ ನೆಹಾಳಿ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

VIDHYA SHREE SEVA EDUCATIONAL TRUST is Rep. by Smt.Padma M ಇವರು ₹700.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	300.00	Online Challan Reference Number RG0826000031101386 Dated:05/08/2026
E-Payment	400.00	Online Challan Reference Number RG0826000031101386 Dated:05/08/2026
Total:	700.00	

ಸ್ಥಳ : ಬಂಗಾರಪೇಟೆ

ದಿನಾಂಕ:

ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಬಂಗಾರಪೇಟೆ
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಂಗಾರಪೇಟೆ

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ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ :
Stamp Duty Rs :

Hereinafter called as the "LESSEE" (Which term shall mean and include his respective heirs, executors, assigns, etc.,) of the Other Part.
Hereinafter referred to as the "LESSEES" (which expression shall unless it be repugnant to the context or meaning there of, be deemed to mean and include their administrators, executors, successors in title and permitted assigns)

WHEREAS:

- a) The Lessor is in exclusive possession of all that piece and parcel of land bearing Residential Building Premises, Measuring East to West : ODD SITE, North to South: ODD SITE, totally measuring 12140.57 Square mtrs, bearing V.P. Khatha No.11/181/2, bearing Property No.150300201600920121, Situated at BEERASANDRA VILLAGE, Devanahalli Taluk, Bangalore Rural dist on the following Mutually agreed Terms and Conditions.
- b) The Lessees are desirous so take on Lease and use/occupy the Schedule Property for the purposes of Running a School/College.
- c) The Lessor declares and acknowledges that they are competent to contract and has full authority to grant the lease of the Schedule Property to the Lessees and further the Lessees are competent to accept the contract on the date of lease.
- d) In pursuance thereof the Lessor have agreed to Lease the Schedule Property to Lessees on the following terms and conditions which have been mutually agreed upon and reduced into writing as follows:

Whereas the Lessee herein is desirous of taking the Said property on lease basis, have approached the Lessor accordingly. The Security deposit amount is fixed at

Rs. 20,000/- (Rupees Twenty Thousand Only). and need to Pay **Rs. 1,000/- (Rupees One Thousand Only).** Need to Pay Every Month as Maintenance Charges



ಸೆ ಪಸ್ತಕದ 122 ಸ್ಥಾ ವೇಜನ 4 ನೆಹಾಳಿ

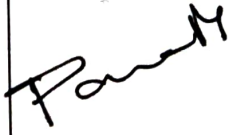
Nature of Document	Sub-Article	Imported
Lease of immovable property	30 (2)(b) Lease is granted for a fine or premium or for money advanced and where no rent	

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- BPT-4-00172-2026-27

ಬಂಗಾರಪೇಟೆ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ ರಂದು ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	400.00
2	ಸೇವಾ ಶುಲ್ಕ	350.00
3	ಪ್ರಮಾಣ ಪತ್ರ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	200.00
4	ಹೆಚ್ಚುವರಿ ನೋಂದಣಿ ಶುಲ್ಕ	100.00
	ಒಟ್ಟು	1,050.00

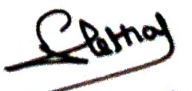
VIDHYA SHREE SEVA EDUCATIONAL TRUST is Rep. by Smt.Padma M ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	VIDHYA SHREE SEVA EDUCATIONAL TRUST is Rep. by Smt.Padma M , , 0, Resident of: , ROYAL CHAMBERE NO.03, 2ND FLOOR INO VYSYA BANK LANE DEVASANDRA, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560036 (Presenter)		 Left Thumb	


ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಂಗಾರಪೇಟೆ
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಂಗಾರಪೇಟೆ

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	VIDHYA SHREE SEVA EDUCATIONAL TRUST is Rep. by Smt.Padma M , , 0, Resident of: , ROYAL CHAMBERE NO.03, 2ND FLOOR INO VYSYA BANK LANE DEVASANDRA, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560036 (Claimant)		 Left Thumb	


ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಂಗಾರಪೇಟೆ

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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ :
Stamp Duty Rs :

NOW THIS AGREEMENT OF LEASE WITNESSES AS FOLLOWS:

DEPOSIT:

The Lessee has this day paid to the OWNER a sum of **Rs. 20,000/- (Rupees Twenty Thousand Only)**. by way of Cash/Online, as agreed as a Security Deposit, the receipt of which the Lessor hereby acknowledges the same. The deposit amount shall be held by the Lessor as interest free during the continuance of the Tenancy and refund on completion of the period of the Tenancy the same to the Lessee after deducting any cost of damages to the commercial Schedule premises and arrears of electricity and other charges if any unpaid. and need to Pay **Rs. 1,000/- (Rupees One Thousand Only)**. Need to Pay Every Month as Maintenance Charges

DURATION:

The lease period shall commence from the **01-06-2026 TO 31-05-2046** and shall be in force for a period of **Twenty (20) years**, the lease period may be extended on mutual consenting by the parties, and basic lease alter expiry of 1year from today as per mutual understanding ,at the end of the lease period the tenant shall vacate and hand over the possession making good damages if any to the premises, by removing all his belongings and by paying all the dues upto date and also cleaning the premises.

NATURE OF USE PERMITTED:

The Lessee shall be entitled and permitted to use the schedule property for the **School/Day Care/COLLEGE (Known as VIDHYA SHREE SEVA EDUCATIONAL TRUST/VIHAAN PUBLIC SCHOOL)** purpose and shall not use the same for illegal business or trade or prohibited goods.

SUBLET:

The Lessee is not entitled or permitted to assign, under let or sublet the schedule premises or any part thereof or transfer or assign this Tenancy or any part thereof or part with possession of the schedule premises or any part thereof to any other person or persons and he not permitted to raise any encumbrances on the schedule premises.

Pam

ನೇ ಪುಸ್ತಕದ 172 ರದ್ದು ಮಾಡಿದ ಸದಾಳಿ

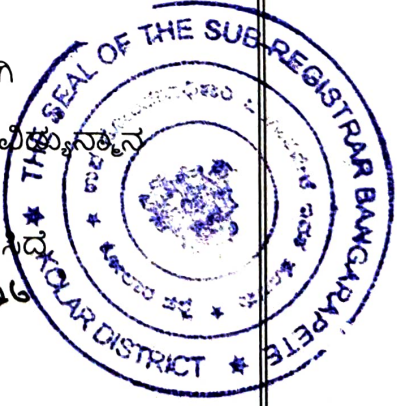
2	Smt.Padma M W/o GANGADHARIAH, , 64, Resident of: #09 Nandagokula Nilaya, 1st Main Siddappa Lay-out, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560036 (Executant)		 Left Thumb	
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ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಂಗಾರಪೇಟೆ
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಂಗಾರಪೇಟೆ

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	S.KESHA S/o SREEDHAR (Identifier)	,SREE NAGAR, BANGARPET, Bangarapet, KOLAR, KARNATAKA - 563114	
2	ROHIT YADAV G S/o GANGADHARIAH (Identifier)	09,NANDAGOKUL NILAYA1ST MAIN SIDDAPPA LAY-OUT DEVASANDRA, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560036	


ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಂಗಾರಪೇಟೆ
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಂಗಾರಪೇಟೆ

 4 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ್ BPT-4-00172-2026-27 ಆಗಿ ದಿನಾಂಕ 05/08/2026 ರಂದು ನೋಂದಾಯಿಸಿ ವಿಷಯವನ್ನು ಮಾದರಿಯಲ್ಲಿ ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ  ಉಪನೋಂದಣಾಧಿಕಾರಿ ಕೋಲಾರ (ಬಂಗಾರಪೇಟೆ)	
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ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಂಗಾರಪೇಟೆ

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ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ :
Stamp Duty Rs :

Internal Maintenance:

The Lessee shall maintain the schedule property in a state of good and tenantable order and condition and shall not cause any damage or disfiguration to the schedule property or to any fittings and fixtures therein always, except arising out of normal wear and tear, earthquake, flood, act of God, or other irresistible forces. Any damages caused by the lessee shall be made good by the lessee forth with if not repaired or an equivalent amount may be deducted from any of the security deposit and the tenant shall make good the security deposit immediately

Addition & Alterations:

The Lessee shall not be entitled to make any additions, alterations or internal or external partitions to the schedule property which involves structural changes without the written consent of the lessor.

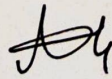
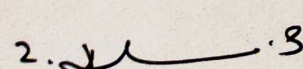
SCHEDULE PROPERTY

All the part and parcel of the Residential Building Premises, Measuring East to West : ODD SITE, North to South: ODD SITE, totally measuring 12140.57 Square mtrs, bearing V.P. Khatha No.11/181/2, bearing Property No.150300201600920121, Situated at BEERASANDRA VILLAGE, Devanahalli Taluk, Bangalore Rural dist. is entitled to lease out the Schedule Property with Electricity and Water connection and also the entire Parking area in and around the schedule property belong to the LESSOR. and bounded on:

East by : Vishwanathpura Gadi,
West by : Land belonged in Sy.No.181/1,
North by : Land belonged in Sy.No.13,
South by : Land belonged in Sy.No.181/1,
along with all rights attached thereto

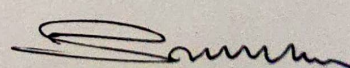
IN WITNESS WHEREOF the parties have affixed their respective signatures on this MEMORANDUM OF UNDERSTANDING on the day, month and year first herein above mentioned and written at Bangarpet.

WITNESSES:-

1. 
S/o Late V. Gangadhariah
Sidappa Carout
Bangalore 560036
2. 
(Srinivas S. S. Srinivas)
Srinivas S. S. Srinivas

LESSOR

LESSEE

Drafted by me. 

K. SRINIVASA
D.D.W.L. No.37 / 09-10
BANGARPET, Kolar Dist.- 563 114