BLR 11333
23-24

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

₹ 3/-

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACSL

ಈ ದಸ್ತಾವೇಜು 07 ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ.

ಒಂದನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ BLR 11333 2023-2024

ಚ N/6:

BLR 11333
23-24

LEASE CUM- RENT AGREEMENT DEED

This Agreement of lease made in execution on this is the 7th day of March 2024. at Bangalore city by between:-

Sri. ESWAR S/o V C Gurappa Aged about 57 years, Residing at NO; 363, 23rd cross, 13th Main, 7th sector, HSR Layout, Aambalpuri, Bangalore Karnataka – 560102, **Aadhar No; 6469 2549 4907**

(Hereinafter called **LESSOR** which expression shall mean and include their heirs, executors, legal representative's administrators, and assigns of the ONE PART AND IN FAVOUR OF)

TAMARA FOUNDATIONS TRUST, NO: 363, 23RD CROSS, 13TH Min, Sector-7 HSR Layout, Bangalore – 5600102 represented by its President Smt. Anupama Eswar, W/o Sri. Eswar, Aged about 51 years, Residing at NO; 363, 23rd cross, 13th Main, 7th sector, HSR Layout, Ambalipura, Bangalore Karnataka – 560102, **Aadhar No; 6631 4750 3338.**

Hereinafter called **LESSEE** which expression shall, wherever the context so requires mean and include their heirs, executors, legal representatives, administrators, and assigns of the **OTHER PART**

WITNESS AS FOLLOWS:-

Whereas the Lessor/Owner is the sole and absolute owner of the Property bearing **Sy No; 91/3 an extent of 15 Guntas & 91/1 an extent of 22.08 guntas measuring 37.08 Guntas (3751.4046 Sq Mtrs) situated at Nanjapura village, Jigini Hobli, Anekal taluk, Bangalore Urban** district which is more fully described in the schedule hereunder and hereinafter referred to as the schedule property.

The Lessor has intended to lease out and the Lessee intends to take the Property bearing Sy No; 91/3 an extent of 15 Guntas & 91/1 an extent of 22.08 guntas measuring 37.08 Guntas (3751.4046 Sq Mtrs) situated at Nanjapura village, Jigini Hobli, Anekal taluk, Bangalore Urban district on lease and thereafter, the Lessee has requested to Lessor to

...2.....ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 11334 2023-2024

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Smt .TAMARA FOUNDATIONS TRUST, Represented by the President Smt. Anupama Eswar W/o Sri Eswar ಇವರು ₹15,320.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	**15,120.00**	**Online Challan Reference Number RG0324000007303902 Dated:07/03/2024**
E-Payment	**200.00**	**Online Challan Reference Number RG0324000007303902 Dated:07/03/2024**
Total:	**15,320.00**	

ಸ್ಥಳ :**ಸರ್ಜಾಪುರ**

ದಿನಾಂಕ: **07/03/2024**

ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯಕ್ತ ಅಧಿಕಾರಿ
ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬನವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ ಬನವನಗುಡಿ (ಸರ್ಜಾಪುರ) ಇವರ ಮುದ್ರೆ
THE SEAL OF THE SUB-REGISTRAR BASAVANAGUDI (SARJAPURA)

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet
₹ 3/-
THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACSL
ಚ N/6:
...3.....ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1133
2023-2024

grant the lease of the schedule property for the running of all school activities of **TAMARA FOUNDATIONS TRUST**,, and the Lessor also agreed to grant a lease of the same in favour of the Lessee on the following terms and conditions.

NOW THIS LEASE AGREEMENT OF LEASE WITNESSETH AS FOLLOWS:-

1) The Lease shall commence on and from the 7th Day of March 2024 and shall be an English calendar year & initially for a period is 30 (Thirty) Years, the same could be renewed or continued by mutual consent. However on continuation of the lease. Upon Registered Lease Deed.

2) The Lease period is for taking **Rs. 100000/-(Rupees One Lakh Only) Advance and Rs.50000/- (Rupees Fifty Thousand only)** As security deposit by cash. The LESSEE if the Schedule Property shall be played to LESSOR total **Rs. 150000/-(Rupees One Lakh Fifty Thousand Only).** Towards the above Land without bearing any interest. And Rs. 10,000/- (Ten Thousand Rupees Only) Rent should be paid every month on or before the 10th of the English calendar month.

3) The lessor has handed over the possession of the Schedule Property to Lessee on receipt of the lease amount and agreed to peaceful enjoyment Search documents and filenames for text of Schedule Property and is also binding on legal heirs of Lessor.

4) The Lessor shall repay the **advance and security deposit amount of Rs.150000/-** To Lessee by the due date and take possession of the Schedule Property, failing which Lessee can continue in the Schedule Property. The Lessor shall pay all taxes/charges etc...., of property and shall make deemed necessary.

...ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 11333 2023-2024

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- SRJ-1-11333-2023-24

ಸರ್ಜಾಪುರ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ **07/03/2024** ರಂದು **03:46:06** ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

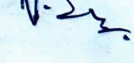
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	2,700.00
2	ಸೇವಾ ಶುಲ್ಕ	245.00
	ಒಟ್ಟು	2,945.00

Smt .TAMARA FOUNDATIONS TRUST, Represented by the President Smt. Anupama Eswar W/o Sri Eswar ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	**Smt .TAMARA FOUNDATIONS TRUST, Represented by the President Smt. Anupama Eswar W/o, Sri Eswar** , 51, Resident of: NO: 363, 23RD CROSS, 13TH Min, Sector-7 HSR Layout,, HSR Layout, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560102 (Presenter)		 Left Thumb	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	**Smt .TAMARA FOUNDATIONS TRUST, Represented by the President Smt. Anupama Eswar W/o Sri Eswar,** , 51, Resident of: NO: 363, 23RD CROSS, 13TH Min, Sector-7 HSR Layout,, HSR Layout, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560102 (Claimant)		 Left Thumb	
2	**Sri .ESWAR S/o V C Gurappa ,** , 57, Resident of: NO; 363, 23rd cross, 13th Main, 7th sector, HSR Layout,, Ambalipura, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560102 (Executant)		 Left Thumb	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ಗುರುತಿಸುವವರು



alterations to the leased premises without the consent of the Lessor in writing.

7) On termination of the lease, the lessee shall hand over the vacant possession of leased premises to the Lessor in good condition subject to normal wear and tear. And the Lessee shall not sublet or assign the leased premises without the consent of the Lessor.

8) The Lessor shall be responsible for any dispute, if any, during the period of this lease. The Lessee shall be responsible for the maintenance of the leased Land without any dispute.

9) The Lessor or their authorized agent shall have the option to inspect the Schedule Property at all reasonable times and the lessee shall not carry on any business or Trade Prohibited by law.

10) The Lessee shall have the option to terminate this agreement by giving three months prior notice in writing before vacating the said premises.

11) The Lessor hereby declares that they have a valid and perfect title to the leased Schedule Property and the Lessor shall at all times all such assistance and co-operation to the Lessee to hold and enjoy the leased Schedule Property during the period of this lease without any interruption by the Lessor or any person claiming so under there.

12)The Original Agreement shall be with the Lessee and the Xerox copy of the same is retained with the Lessor.

13) The Lessor agrees to pay the Lease amount in one down payment to the Lessee.

SCHEDULE PROPERTY

All that piece and parcel of the Property bearing **Sy No; 91/3 an extent of 15 Guntas & 91/1 an extent of 22.08 guntas measuring 37.08**

....6.....ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ...11333 2023-2024

SR.No	Identifier Name	Address	ಸಹಿ
1	Manjunath S/o Baagappa (Identifier)	Mahal Roza, Sagar, ,Sahapur zyadgir, Yadgir, YADGIR, KARNATAKA - 585323	
2	Umashanker S/o Late Muniyappa (Identifier)	79/2, 7th cross, Belur Nagasandra, Yemalore,yemalore post, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560037	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ
ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸರ್ಜಾಪುರ, ಅನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ಜಿಲ್ಲಾ ನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಸರ್ಜಾಪುರ) ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
THE SEAL OF THE SUB-REGISTRAR BASAVANAGUDI (SARJAPURA)

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು

ನಂಬರ್ **SRJ-1-11333-2023-24** ಆಗಿ

ದಿನಾಂಕ **07/03/2024** ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ

ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.

7/3/24

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ

ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸರ್ಜಾಪುರ, ಅನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

₹ 3/-

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACSL

ಚೆ N/6:

...7.....ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 11333
2023-2024

Guntas (3751.4046 Sq Mtrs) situated at Nanjapura village, Jigini Hobli, Anekal taluk, Bangalore Urban

EAST BY : Road
WEST BY : Koppa Village Boundry
NORTH BY : Sy No: 93 & 91/4
SOUTH BY : Sy No; 91/2

IN WITNESS WHEREOF, the LESSOR and the LESSEE have affixed their respective signatures to this LEASE AGREEMENT on the Day, Month and Year mentioned.

WITNESSES

1. Mahadeva
Post sagar
Tq Shikaripur
Dist - Haveri 577427

2. Umashankar M
#79/2, 7th cross
B-Nagasandra
Bangalore-37

Sri. ESWAR
LESSOR

For Tamara Foundations Trust

Founder / Trustee

TAMARA FOUNDATIONS TRUST,
represented by its President
SMT. ANUPAMA ESWAR
LESSEE

Drafted By:

SRENIVASA.M BA LLB
ADVOCATE
Shop No:4, BDA Complex, Koramangala
3rd Block, Bengalurur - 560034
+91 8861777773, advsrenivasam@gmail.com

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Reciept Number: 2039575 ಕಛೇರಿ: Sarjapura

Original Copy ದಿನಾಂಕ: 07/03/2024

Smt .TAMARA FOUNDATIONS TRUST, Represented by the President Smt. Anupama Eswar ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2023 - 2024 ವರ್ಷದ ಪುಸ್ತಕ - 1 ಪುಸ್ತಕದ **P-09712** ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣೆಗಾಗಿ

ನೋಂದಣಿ ಶುಲ್ಕ :	₹2,700.00
ಸೇವಾ ಶುಲ್ಕ :	₹245.00
ಹೆಚ್ಚುವರಿ ಮುದ್ರಾಂಕ ಶುಲ್ಕ :	₹200.00
ಒಟ್ಟು:	₹3,145.00

Rs 3145 Paid through E-Payment

ಒಟ್ಟು: ₹3,145.00

(ಅಕ್ಷರದಲ್ಲಿ) ರೂ, Three Thousand One Hundred and Forty Five Rupees

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 07/03/2024 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ: Sarjapura

ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬೆಂಗಳೂರು ನೋಂದಣಿ ಜಿಲ್ಲೆ.