



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ )

Receipt No : 7845

ಕಛೇರಿ : ಇಂಡಿ

Original

ದಿನಾಂಕ : 07/12/2012

ಶ್ರೀ ಧನ್ಯಕುಮಾರ ತಂ.ರಾಮಚಂದ ಶಹಾ - ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2012 - 13 ವರ್ಷದ ಪುಸ್ತಕ - 1 ಪುಸ್ತಕದ 6870 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣೆಗಾಗಿ

ರೂ. ಪೈ.

ನೋಂದಣಿ ಶುಲ್ಕ

500.00

ಪರಿವರ್ತನಾ ಶುಲ್ಕ

35.00

ಸ್ಯಾನಿಂಗ್ ಫೀ

560.00

ಒಟ್ಟು :

1095.00

Rs. 1095.00 ನಗದಾಗಿ Paid in Cash Rs.1095/-

ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : -----

+


300.00

ಒಟ್ಟು :

1395.00

( ಅಕ್ಷರದಲ್ಲಿ ) ( ರೂ. ಒಂದು ಸಾವಿರದ ಮೂರು ನೂರು ತೊಂಬತ್ತೈದು )

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 07/12/2012 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

  
ಸಹಾಯಕ ಮುದ್ರಾಂಕ ಇಂಡಿ

T 6870  
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INDIA NON JUDICIAL

Government of Karnataka

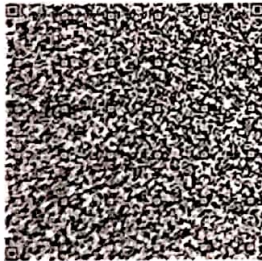


सत्यमेव जयते

e-Stamp

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जय सं. 6870  
वर्ग सं. 16  
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2012-12-06 02:17 PM

Certificate No. : IN-KA05341635682169K  
Certificate Issued Date : 06-Dec-2012 02:17 PM  
Account Reference : NONACC (FI)/ kaksfcl08/ INDI/ KA-BJ  
Unique Doc. Reference : SUBIN-KAKAKSFCL0878990706358517K  
Purchased by : DHANYAKUMAR RAMACHAND SHAH  
Description of Document : Article 30 Lease of Immovable Property  
Description : BOND  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : DHANYAKUMAR RAMACHAND SHAH  
Second Party : RAMACHAND MOTICHAND SHAH  
Stamp Duty Paid By : DHANYAKUMAR RAMACHAND SHAH  
Stamp Duty Amount(Rs.) : 1,200  
(One Thousand Two Hundred only)



*Dhanyakumar*  
Authorized Signature  
For Siddheshwari, Southare  
Sahakari Niyamita Branch: Indl

-----Please write or type below this line-----

Statutory Alert

1. The authenticity of the Stamp Certificate can be verified at Authorized Collection Centers (ACCs), SHCA Offices and Sub-Registrar Offices (SROs).
2. The Contact Details of ACCs, SROs, SHCA and SHCA are available on the Web site [www.khateshah.com](http://www.khateshah.com)

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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 ಧನ್ಯಕುಮಾರ ತಂ.ರಾಮಚಂದ ಶಹಾ, ಇವರು 1500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	300.00	ನಗದಾಗಿ ಉನೋಕ ಇಂಡಿ.ಡಿ.7-12-2012
ಮುದ್ರಾಂಕ ಕಾಗದ	1200.00	e-Stamp No.IN-KA05341635682169K.ಡಿ.6-12-2012
ಒಟ್ಟು :	1500.00	

ಸ್ಥಳ : ಇಂಡಿ

ದಿನಾಂಕ : 07/12/2012

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ

(ಇಂಡಿ)  
ಹರಿಯಾ ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿಗಳು  
ಇಂಡಿ

Designed and Developed by C- DAC ,ACTS Pune.

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ಸಂಖ್ಯೆ 6870  
ವಾಕ್ಯ ಸಂಖ್ಯೆ 3  
ಅಂಶ ಸಂಖ್ಯೆ 16  
2012.12.07

**(DRAFT OF HEAD LEASE AGREEMENT)**

**LEASE DEED**

**(THE AGREEMENT OF LEASE MADE AT INDI ON  
THIS SEVENTH DAY OF DECEMBER OF THE  
YEAR TWO THOUSAND TWELVE)**

**BETWEEN**

**Shri, Dhanyakumar S/o Ramchand Shah  
Age, 83 Years, Occ-Agriculture, R/o Indi  
Tq,Indi Dist: Bijapur**

Here in after called "THE LESSOR"

(In which expression are included unless such inclusion is inconsistent with the context his heirs, legal representatives, executors, administrators, and assigns) OF THE ONE PART.



Print Date & Time : 07-12-2012 01:19:53 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 6870

೨ನೇ ಪುಟ. 6870  
ನಾನ್ ಸಂ 4  
ಒಟ್ಟು ಪಾಟಾಂಗಳು 16  
ಶ್ರೀ ರಾ.ಮ.ಚ.ಇಂಠಿ

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಇಂಠಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 07-12-2012 ರಂದು 12:21:53 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	500.00
2	ಸ್ಯಾನಿಂಗ್ ಫೀ	560.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	1095.00

ಶ್ರೀ ಧನ್ಯಕುಮಾರ ತಂ.ರಾಮಚಂದ ಶಹಾ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಧನ್ಯಕುಮಾರ ತಂ.ರಾಮಚಂದ ಶಹಾ			D.R. Shah

~~ಶ್ರೀ ರಜಿಸ್ಟ್ರಾರ್  
ಹರಿಯಾ ಉಪನಿರ್ದೇಶಕ ಅಧಿಕಾರಿಗಳು  
ಇಂಠಿ~~

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	ದಿ.ಬೀರಮನ್,ರಾಮಚಂದ.ಮೋತಿಚಂದ.ಶಹಾ ಶೈಕ್ಷಣಿಕ ಮತ್ತು ಸಾಂಸ್ಕೃತಿಕ ಟ್ರಸ್ಟ್ ಇಂಠಿ (ಬರೆದುಕೊಡುವವರು)			For RAMACHAND MOTICHAND SHAH CHARITABLE AND CULTURAL TRUST D.R. Shah CHAIRMAN,

~~ಶ್ರೀ ರಜಿಸ್ಟ್ರಾರ್  
ಹರಿಯಾ ಉಪನಿರ್ದೇಶಕ ಅಧಿಕಾರಿಗಳು  
ಇಂಠಿ~~

SR NO. 6870  
PAGE NO. 5  
ALL RIGHTS RESERVED. 16  
~~BY S. S. S. S. S.~~

**AND**

**The Chairman**

**Ramchand Motichand Shah**

**Educational & Cultural Trust Indi**

**Tq, Indi Dist: Bijapur.**

Here in after called "THE LESSEE"

(In which expression are included unless such inclusion is inconsistent with the context its successors executors, administrators and assigns) OF THE OTHER PERT.

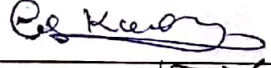
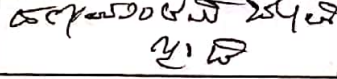
**WITNESS AS FOLLOWS:**

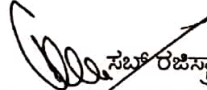
- 1) Whereas the immovable property consisting of Non Agricultural Land (vide D.C Order B.R/L.N.A/1/356/11-12) bearing Sy, No, 321/1 measuring 9 Acres 15 guntas P.K 16 guntas situated at Indi Taluka: Indi Dist: Bijapur. More fully and in detail described in the schedule hereunder and hereinafter called the scheduled Property is Self Acquired property. As such, the lessor is in the possession and enjoyment of the property as absolute owner.


D. R. Shah

ಗುರುತಿಸುವವರು

ಸದ ಸಂ. 6870  
ಪಾಠ್ಯ ಸಂಖ್ಯೆ 6  
ಶಿಕ್ಷಣ ಸಂಖ್ಯೆ 16  
ಆ.ಸಂ.ಸ.ಆ.ಇ.ಇ.ಇ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಗುರು.ಎಸ್.ಕುಂಬಾರ ಇಂಡಿ	
2	ಹಣಮಂತ.ಡಿ.ಭೋವಿ ಇಂಡಿ	

  
ಸಚಿವ ರಚಿಸ್ತಾರ  
ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರ ಅಧೀನದಲ್ಲಿ  
ಇಂಡಿ

  
1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು  
ನಂಬರ IND-1-06870-2012-13 ಆಗಿ  
ಸಿ.ಡಿ. ನಂಬರ INDD127 ನೇ ಧರಲ್ಲಿ  
ದಿನಾಂಕ 07-12-2012 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  
  
ಸಚಿವ ರಚಿಸ್ತಾರ (ಇಂಡಿ)

Designed and Developed by C-DAC, ACTS, Pune

ಪಂಚ ದಿನಾಂಕ ಸುರಕ್ಷಾರ  
ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರ ಅಧೀನದಲ್ಲಿ  
ಇಂಡಿ



ಸಂಖ್ಯೆ 6870  
 ಪುಟ ಸಂಖ್ಯೆ 7  
 ಅಂಶ ಸಂಖ್ಯೆ 16  
 ದ.ರ.ಶಾಹಿ

- 2) Whereas the lessor is well possessed of or otherwise well and sufficiently entitled, free from all encumbrances to a piece or parcel of land described in the schedule hereunder situated in the Sub registration Indi Tq. Indi. Herein after referred to as the "Schedule Property"
- 3) Whereas the Lessee requested the lessor or the "schedule property" for a period of 30 Years on the terms and conditions hereinafter appearing. And whereas the lessor has agreed to grant the lessee, a lease of the demised premises for a period of 30 Years (Thirty Years) at a per month rent on the terms and conditions hereinafter referred to and contained.

**NOW THE DEED OF LEASE WITNESSTH THAT:**

IN consideration of the rent hereinafter reserved and of the covenants and conditions hereinafter contained and on the part of the lessee to be paid, observed and performed, the lessors hereby demise in to the lessee all and singulars the land situated in Indi, Taluka: Indi, Dist, Bijapur. And mote particularly described in the schedule hereto Non Agricultural Land (vide D.C Order

D.R. Shah

JM No. 6870  
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 By 16  
~~Signature~~

B.R/L.N.A/1/356/11-12) bearing Sy, No, 321/1 measuring 9 Acres 15 guntas there abouts, to hold the demised premises together with all ways, passages, lights, drains, sewers, watercourses, rights, easements, advantages, appurtenances whatsoever to the dismissed premises belonging or herewith usually held or enjoyed and together with the rent or the lessee to install, erect and maintain in upon the Demised Premises and ways, pathways, and underground tanks and shelters, buildings, structure, tube, wells, erection or equipment whether of a permanent or temporary nature as it may consider necessary from time to time without the permission of the lessor, for purpose of storing materials of contractions, or otherwise, Hostels, Boarding's and play Grounds and swimming pool Library and other cultural activities and permission/ installation/ operation of any time money counter, public call Offices (PCOs) and Internet Center (Cybercafé) Convenience Stores, average Fountains ( Cold drinks/ coffee/ tea etc..) Or any other trade or business which the lessee may think UNTO also with the right for the lessee to

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construct necessary structures, buildings for the establishment of educational institutions.

**1] THE LESSOR HEREBY CONVENANTS WITH THE LESSEE AS FOLLOWS**

1. The period of lease is for 30 Years and commence from the day of **(Seventh December two Thousand Twelve)**
2. The lessee shall pay a rent of Rs, 3,000=00 per month (Rupees Three Thousand only) to the lessors from **(Seventh December two Thousand Twelve)** until date of the termination of the lease. The lessee shall pay enhanced rent of 10 % on completion of the 5 Years.
3. That the lessee shall pay the rents to the lessor on or before the 15<sup>th</sup> day of every succeeding Per Month English calendar of the Year.
4. The lessors hereby acknowledge the receipt of refundable deposit amount from the lessee.
5. The lessee hereby permitted to construct necessary structures, School OR College buildings and Hostel Library, canteen as per prescribed plan.
6. The lesser hereby delivers the possession of the demised (schedule property) to the lessee.

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Page No. 10  
Date 16  
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7. The lessor shall pay and discharge all existing and future government, municipal or other rents, cesses, rates, taxes, and assessments payable in respect of the DESMISED PRENISES and the same shall not be recoverable from the lessee.
8. That if the lessee shall punctually pay the rent and observe and perform the covenants and conditions on the part of the lessee shall quietly enjoy the DESMISED PRENISES during the period of the lease without interruption by the lessor or any persons lawfully claiming under or in trust for the lessor or otherwise howsoever.

**II. THE LESSEE DO HEREBY COVENANT WITH THE LESSOR AS FOLLOWS.**

1. To pay the rent reserved at the time and in manner aforesaid.
2. To obtain and renew all necessary licenses and permits in respect of the schedule property by reasons of it being used for school OR College purpose and including Hostel Or Boarding, Library, Play Grounds, Swimming pool, Computer Lab,

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Sports Room, Canteen and other Labs including fixing of Equipments. And other cultural work as per municipal rules and regulations in connection with such uses without the previous permission of the lessor.

3. To pay all charges for expenses including Tax, Salary of Staff and any pertaining expenses including by lessee schedule property as shown by the separate matters thereof and to pay the rent of such matter or matters.
4. To permit the lessor or agents duly authorized by the lessor to enter into and upon the demised premises at all reasonable times for the purpose of viewing the conditions of schedule property.
5. The lessee hereby promises to indemnify and to keep indemnified the lessor against all claims, Demands, suits, Decrees and Awards whatsoever which may be Brought or passed against the lessor by reason of any damage caused to any adjoining owners or occupants and others by reasons of any explosion or other accident consequent upon such cases or the schedule property as aforesaid.

D.R. Shah

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6. To deliver up the schedule property to the lessor at the expiration or sooner the determination of the said term of lease or its renewal after restoring the schedule property in its former condition.

**III] PROVIDED ALWAYS AND IT IS MUTUALLY AGREED AS FOLLOW.**

1. The lessee shall be at liberty to license or the Demised Premises for all any of the purposes aforesaid without the consent of the lessor to Educational Trust for a period of 29 Years. Failure to comply with any of the terms and conditions of this lease deed by the lessee herein shall not take away the rights or Sub-lease, who will step into the shoes of the lessee herein direct in case of any covenants of this lease deed by the lessee herein. In such an even the lessor herein, shall give a notice of three months to Sub-lease for necessary compliance.
2. The lessee / Sub lessee shall be at liberty (1) to construct, fix, erect, and maintain in or upon or

D. R. Shah

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fasten to the dismissed premises office and trade fixture and fitting such as screens, Counters, partitions, benches, sleeves, lockers, and sunblind and gas electric fittings, lights, and fans, and construct other buildings structures wells, tube wells, or install equipments and (2) to remove the said fixtures and fittings and also construct Hostel buildings and shelter with there appurtenances and other building erections and equipment during the term the lease or at the expiration or sooner determination of the lease or within one month there after without objection on the part of the lease. But in such a case the lessee shall make goods any damage which may caused to the Demised premises by such removal

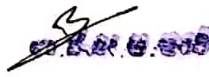
3. The lessee/ Sub-lessee shall be at liberty affix place or display name boards sign board's advertisement boards and advertisement signs of any nature. Whatsoever in relation to the business of the lessee or Sub-lessee or licensees to or from any part of the demised premises.

D.R-Shah

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4. If any rent shall be 3 Years in arrears fall due or if lessee shall omit to perform or observe any covenant or condition herein contained the lessor shall give the notice for payment of arrears of rent to the lessee, the lessor may re-enter forthwith upon the demised premises without prejudice to any right to make any claim which either parties here to may have against the other in respect of any breach, non Performance of the covenants and conditions herein contained
5. On the completion of 30 Years, period the lessor and lessee shall renew the same at mutually agreed terms and conditions. A fresh lease deed will be executed after affirm of the 29 Years period subsequently.
6. The stamp duty and registration charges payable in respect of this agreement shall be paid by the lessee and the lessee retain the original agreement of lease and the lessor the duplicate thereof.

D. R. Shah

જા. નં. 6270  
વર્ગ ક્રમ 15  
કુ. ક્ષેત્રફળ 16  


THE SCHEDULE REFERRED TO

All the part and parcel of the land situated in Indi. Taluka Indi Dist: Bijapur. Hereto Non Agricultural Land (vide D.C Order B.R/L.N.A/1/356/11-12) bearing Sy, No, 321/1 bearing measuring 9 Acres 15 guntas.

BOUNDED AS FOLLOWS:

TO THE EAST: Satpur Village ward No,4.

TO THE WEST: Land of D.R.Shah

TO THE SOUTH: Land of M.R.Shah

TO THE NORTH: Government Road

In witness whereof the lessor and lessee have hereunto set their respective hands to this agreement of lease on the day, month and year first above written.

D.R.Shah

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WITNESSES

D.R. Shah

SIGNITURE OF LESSOR  
 For RAMACHAND MOTICHAND SHAH  
 CHARITABLE AND CULTURAL TRUST

1) [Handwritten Signature]

D.R. Shah  
 CHAIRMAN

2) [Handwritten Signature]  
 (Corner S Keerob)

SIGNITURE OF LESSEE

Place: Indi

Date: 7/12/2012

