

1) No 13697/2223

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 ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ/ಉಪಯೋಗಿಸಬಹುದು
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ಈ ದಸ್ತಾವೇಜು.....ಮುಚ್ಚಿಟ್ಟು ಬಳಸಬೇಡಿ
.....ನೀ ಪಟ್ಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ.....2022-23

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ರಾಯಚೂರು

Lease Deed

This agreement is made and executed on the 2nd day of February 2023 by the lessors and by the lessee.

By and between:

- 1) Smt. Santosh Bai Jain W/o Late Prakashchand Jain aged about 66 years, Cell No.:9449855093, Aadhar No.: 446763457453, Address: Plot No. 14 Rajendra Gunj, Raichur-584102,
 - 2) Smt. Kavita R Jain W/o Rajesh Jain aged about : 47 years, Cell No. 9845565105, Aadhar No.: 912152991174, Address: Plot No. 1 siddheshwar housing society, chalukya nagar, Bijapur-586103
 - 3) Shri Shrenik Raj Jain S/o Late Meghraj Jain, aged about 61 years, Cell No.: 9449000098, Aadhar No.: 629658005388, Address: R/o Plot No. 14 Rajendra Gunj, Raichur-584102.
- Hereinafter referred to and called as "lessors" (which expression shall unless it is excluded by or repugnant to the subject or context or meaning thereof, mean and include all their heirs, legal representatives, executors, administrators, successors-in-interest, and assignees etc.) Of the one part.

And

Itekar Group Education Trust, represented by its Secretary Mr. Rohit Kumar Itekar S/o Yeranna Itekar aged about 38 years, Cell No.: 8147131956, Aadhar No.:366580716754, Address: 1-4-88/14 IB Colony, IB Road, Ramlingeshwara layout, Raichur -584101 (herein after called as lessee).hereinafter referred to and called as "lessee" which expression, where the context admits, shall include its successors and permitted assigns of the other part.

The lessors and the lessee may be referred to collectively as the "parties", and individually as the "party"

1) P. Santosh Bai 2) Kavita R. Jain 3)

CONTD... 2

2 ಸರ್ವೆ ಸುಖದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 13097/2022-23

ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ ರಾಯಚೂರು



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 Sri ಇಟೇಕರ್ ಗ್ರೂಪ್ ಎಜುಕೇಷನ್ ಟ್ರಸ್ಟ್ ರಾಯಚೂರು ಇದರ ಪರವಾಗಿ ಕಾರ್ಯದರ್ಶಿ ರೋಹಿತ್ ಕುಮಾರ ಇಟೇಕರ್ ,
ಇವರು 243700.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚಲನ್	243700.00	Challan No CR0223003000036360 Rs.243700/- dated 01/Feb/2023
ಒಟ್ಟು :	243700.00	

ಸ್ಥಳ : ರಾಯಚೂರು

ದಿನಾಂಕ : 03/02/2023

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
(ರಾಯಚೂರು)
ರಾಯಚೂರು

Designed and Developed by C- DAC Pune.

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 ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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13697
2022-23

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ ರಾಯಚೂರು

Lessor's name of Shri. Shrenikraj Jain is the absolute owner of # 12-6-341/1a/2 chandrabanda road lbs nagar, Raichur-584102 measuring 1517 sq meter, Smt. Kavita Jain & Smt. Santosh Bai Jain are the sole and absolute owner of # 12-6-341/1a/4 Chandrabanda Road LBS Nagar Raichur-584102 measuring 1517 sq meter, more fully described in 'schedule a' herein and hereinafter referred to as the "scheduled premises".

Lessee intends to take the scheduled premises on a lease basis to carry out Educational Institution (the "permitted use") and have approached the lessors to provide the scheduled premises on lease.

Lessor has agreed to give on lease the scheduled premises and the lessee has agreed to take on lease the scheduled premises, as per the terms and conditions herein below".

Now this deed witnesseth as follows:

1. The lease shall be for a period of 30 years commencing from 18th August 2021 to 30 July 2051 (hereinafter referred to as the "lease term"). minimum locking period is 10 years.
2. The lessor has agreed to do the construction as per lessee's plan and ensure to meet the standards as per the cbse boards requirement of land and building.
3. The monthly lease rent for the scheduled premises to be paid by the lessee will be Rs.20 per sq feet of 14,380 SFT. (that is Ground floor and First floor of the building). A monthly rent of Rs.2,87,600.00 (Rupees Two Lakh Eighty Seven Thousand Six Hundred) is to be paid by the lessee to the lessor.
4. The said monthly rent will commence from 01 June 2023.
5. Any further addition rooms in the building structure will be charged separately on a fresh negotiated rate.
6. The lessor has agreed to receive rent amount after deduction of 10% towards TDS as per income tax act, on entire rent amount where ever applicable. Such TDS shall be credited to lessors pan, the challan for tds payment done by the tenant will be submitted to the owner quarterly.
7. All the payments to be made by the lessee to lessor shall be by demand draft/ by account payee cheque.

P. Santosh Bai

Kavita R. Jain.

CONTD... 3



13697
 ಸಂಖ್ಯೆ: 13697
 2022-23
 ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ ರಾಯಚೂರು

Print Date & Time : 03-02-2023 11:23:03 AM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 13697

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ರಾಯಚೂರು ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 03-02-2023 ರಂದು 11:01:11 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	4650.00
2	ಸ್ಯಾನಿಂಗ್ ಫೀ	770.00
	ಒಟ್ಟು :	5420.00

ಶ್ರೀ Sri ಇಟೇಕರ್ ಗ್ರೂಪ್ ಎಜುಕೇಷನ್ ಟ್ರಸ್ಟ್ ರಾಯಚೂರು ಇದರ ಪರವಾಗಿ ಕಾರ್ಯದರ್ಶಿ ರೋಹಿತ್ ಕುಮಾರ್ ಇಟೇಕರ್ ಬಿನ್ ಯರಣ್ಣ ಇಟೇಕರ್ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Sri ಇಟೇಕರ್ ಗ್ರೂಪ್ ಎಜುಕೇಷನ್ ಟ್ರಸ್ಟ್ ರಾಯಚೂರು ಇದರ ಪರವಾಗಿ ಕಾರ್ಯದರ್ಶಿ ರೋಹಿತ್ ಕುಮಾರ್ ಇಟೇಕರ್ ಬಿನ್ ಯರಣ್ಣ ಇಟೇಕರ್			

ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
 ರಾಯಚೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	Sri ಇಟೇಕರ್ ಗ್ರೂಪ್ ಎಜುಕೇಷನ್ ಟ್ರಸ್ಟ್ ರಾಯಚೂರು ಇದರ ಪರವಾಗಿ ಕಾರ್ಯದರ್ಶಿ ರೋಹಿತ್ ಕುಮಾರ್ ಇಟೇಕರ್ ಬಿನ್ ಯರಣ್ಣ ಇಟೇಕರ್ (ಬರೆಸಿಕೊಂಡವರು)			
2	Smt ಸಂತೋಷ ಬಾಯಿ ಜೈನ್ .ಗಂ. ದಿ. ಪ್ರಕಾಶ್‌ಚಂದ್ ಜೈನ್ . (ಬರೆದುಕೊಂಡವರು)			P. Sam to 11/3/23

ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
 ರಾಯಚೂರು

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಸಂಖ್ಯೆ 13697
2022-23

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

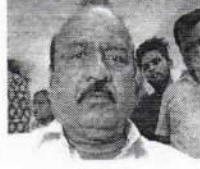
ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರ ಕಛೇರಿ

8. The monthly lease rent shall be subject to an enhancement of 5% on rent, after 3 years and thereon every year.
9. The lessee has paid a sum of Rs. 30,00,000/- (rupees thirty lakhs only) to the lessor towards interest-free refundable security deposit which the lessee hereby acknowledge the receipt.
10. Security deposit shall be refunded in entirety by the lessor to the lessee in the event of expiry or earlier determination of the lease deed (Minimum 10 year period).
11. The lessee shall use the scheduled premises solely for carrying out for the permitted use and shall not use or permit the premises to be used for any other purpose without the prior written consent of lessor.
12. The lessor shall carry out civil, electrical works etc., and also any modifications at the lessor's costs and as per the requirements and specifications given by the lessee. The lessee will have to pay for electrical connection from KEB. In case transformer is required to be installed the lessor and the lessee both shall bear the cost of the transformer installation.
13. The lessor shall provide leveled play ground, school building compound wall on 4 sides with main gate and pilot gate, without any drains on the play ground and as required by the law of the CBSE board.
14. The lessee shall pay the water, electricity consumption charges to the concerned authorities during the period of lease. Separate electric meter and water consumption meters should be installed by lessee.
15. The lessor will provide all the basic infrastructure required to the lessee in order to run the school, like one water municipal connection, septic tank, UGD connection, water sump and water tank.
16. The lessee shall use the scheduled premises carefully and diligently and shall not cause any willful damage to the scheduled premises, the normal wear and tear due to use over a period of time is expected. The lessee shall be entitled to install, at its cost, electrical, electronic and any communication appliances including satellite communication devices, telephone, and any other office equipment in the schedule premises as are required for its permitted use and the lessee shall be entitled to remove the same at the time of vacating the scheduled premises.
17. The lessee shall not be entitled to carry out any major structural modifications to the scheduled premises without the prior written approval of the lessor.
18. All internal repairs within the scheduled premises (minor repairs) main electrical connections and plumbing connections of the entire building within the scheduled premises located,

P. Santosh Bai

Kavita R. Jain

CONTD... 4

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Smt ಕವಿತಾ ಆರ್ ಜೈನ್ ಗಂ. ರಾಜೇಶ್ ಜೈನ್ . (ಬರೆದುಕೊಡುವವರು)			Kavita R. Jain
4	Sri ಶ್ರೀನಿವಾಸರಾಜ್ ಜೈನ್ .ತಂ. ದಿ. ಮೇಘರಾಜ್ ಜೈನ್ . (ಬರೆದುಕೊಡುವವರು)			Srin

ವಿವರ ಪರಿಶೀಲನೆ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ.....2022-23

ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ ರಾಯಚೂರು

ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್

ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ರಾಯಚೂರು

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

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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

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13697
ಮುಖ್ಯ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ.....2022-23

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ ರಾಯಚೂರು

("structural repairs"), that appear within the scheduled premises will be carried out by the lessee as required from time to time at its own cost

19. The lessor shall pay municipal taxes, property taxes, in respect of the scheduled premises from time to time.
20. The lessee shall be entitled to use, occupy and operate its business, from and within the scheduled premises, 24 hours a day, 7 days a week, 365 days a year, with all utilities.
21. The lessee shall not carry on any trade or activity in the scheduled premises, which may be regarded as unlawful or illegal.
22. The lessee shall during the lease term keep the scheduled premises in good condition and carry out minor repairs and maintenance at its own cost.
23. The lessee shall permit, the lessor at all reasonable times, to enter onto the scheduled premises and inspect the condition of scheduled premises.
24. The lessee shall not use the lease of the scheduled premises for raising any kind of loan from any financial institution or shall not create a charge of any manner on the scheduled premises.
25. The lessee shall not store any combustibles, explosives, dangerous materials endangering human lives and property in the scheduled premises. Further, the lessee shall not allow any illegal or immoral activity to be carried on in and upon the scheduled premises by any of its employees, visitors, clients, etc.
26. Either of the lessor or the lessee shall be entitled to terminate this lease deed by serving 3(three) years advance written notice to the other party, after completion of ten(10) years.
27. The lessor shall be entitled to terminate this lease deed if the lessee fails to pay the monthly lease rent for a consecutive period of 3 months. Such termination by the lessor shall be by giving one (1) month written notice to the lessee.
28. The parties expressly agree that they shall perform acts and deeds and assist each other in order to duly execute and register this lease deed.
29. The parties shall bear the cost of their respective solicitors/ legal advisors.
30. The cost of registration incurred is shared equally by both the parties.
31. The objective of this document is to emphasize the intent of lessee and lessor agreeing to register the lease agreement. In relation to it the lessee has paid Rs. 30,00,000/- (rupees thirty lacs only) towards advance.

P. Santosh Bai

Kavita R. Jain

Shiva

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Shiva

13697
 ಸಂಖ್ಯೆ: 13697-2022-23

ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ ರಾಯಚೂರು

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಸಂಜಯ ಕುಮಾರ್ ಜೈನ್, ತಂ. ಎಂ. ಬಾಬಾಲುಲಾಲ್ ಜೈನ್ ಸಾ. ರಾಯಚೂರು.	
2	ಡಾ. ಸಾರಿಕಾ ಇಟೀಕರ್, ತಂ. ಯರಣ್ಣ ಇಟೀಕರ್ ಸಾ. ರಾಯಚೂರು.	

ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
 ರಾಯಚೂರು





1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
 ನಂಬರ RCR-1-13697-2022-23 ಆಗಿ
 ಸಿ.ಡಿ. ನಂಬರ RCRD1451 ನೇ ಧ್ವರಲ್ಲಿ
 ದಿನಾಂಕ 03-02-2023 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ರಾಯಚೂರು)

ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
 ರಾಯಚೂರು

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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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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2022-23

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ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

32. This agreement is also to affirm that both the parties will be bound to the terms of this agreement that will be valid for the period of 30 years.

33. The said advance amount of Rs.30,00,000/- (Rupees thirty lacs only) is paid in cheques .

- Cheque no "195041" Rs. 3,00,000/- dated: 18/08/2021 - Smt.Santosh Bai
- Cheque no "195042" Rs. 3,00,000/- dated: 25/08/2021 - Smt.Santosh Bai
- Cheque no "195043" Rs. 4,00,000/- dated: 09/09/2021 - Smt.Santosh Bai
- Cheque no "195050" Rs. 2,00,000/- dated: 18/03/2022 - Smt.Santosh Bai
- Cheque no "195051" Rs. 3,00,000/- dated: 02/04/2022 - Smt.Santosh Bai
- Cheque no "195052" Rs. 3,00,000/- dated: 16/04/2022 - Shri. Shrenikraj Jain
- Cheque no "195053" Rs. 2,00,000/- dated: 06/05/2022 - Smt.Santosh Bai
- Cheque no "195058" Rs. 2,00,000/- dated: 06/07/2022 - Shri. Shrenikraj Jain
- Cheque no "195059" Rs. 3,00,000/- dated: 16/07/2022 - Shri. Shrenikraj Jain
- Cheque no "195083" Rs. 2,50,000/- dated: 09/01/2023 - Smt.Santosh Bai
- Cheque no "195084" Rs. 2,50,000/- dated: 18/01/2023 - Smt.Santosh Bai

Total sum of rupees 20,00,000/- (Twenty lakh rupees only) paid to Smt.Santosh Bai

Total sum of rupees 10,00,000/- (Ten lakh rupees only) is paid to Shri. Shrenikraj Jain

34. The lessor will issue the relevant receipts of the payment received for the record of the lessee.

35. The lessor shall provide a copy of all necessary documents related to the land parcel and the building constructed on the land such as approvals from the municipal authority and all competent authorities

36. The lessee shall be responsible for all the activities inside the school premises. Any obligation related to functioning of the school, student's safety and related compliance/legal matters, lessee will remain responsible. The lessor shall have no liability or responsibility towards such obligations.

P. Santosh Bai Kavita R. Jain

CONTD... 6

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

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ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ ರಾಯಚೂರು

Schedule A

37. All that part and parcel of Smt. Santosh Bai Jain w/o late Prakashchand Jain and Kavita Jain w/o Rajesh Jain 12-6-341/1a/4 measuring 1517.sq meter, and 12-6-341/1a/2 measuring 1517.570505 sq meter of Shrenikraj Jain Chandrabanda Road, LBS Nagar, Potgal cross Raichur - 584102, with all things appurtenant thereto and together with all rights to use the common areas and facilities available thereat and the building constructed thereat and bounded by:

North : Remaining portion of land of Shri. Sanjay Kumar.
South : Layout road & other plots.
East : Potgal road.
West : Others property

The Stamp Duty for Rs 2,43,700/- Regn. Fee Rs 4650/- & Scanning Fee Rs 770/- paid Through K2 Challan No CR0223003000036360 dated 02/02/2023 of SBI Treasury Branch Gowshala Road, Raichur.

P. Santoshu Bai Kavita R. Jain

CONTD... 7

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
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ನೋಂದಣಿ ಮತ್ತು ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ.....2022-23 ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

ಹಿರಿಯ ಉಪ-ನೋಂದಣಿಾಧಿಕಾರಿ ರಾಯಚೂರು

In witness whereof, the parties to this agreement have signed on the day, month and year mentioned above at respective place in the presence of the following witnesses.

The lessors

Witness 1:

Shri. Sanjay Kumar Jain
S/o M Babulal Jain, R/o
Paras Garden, Raichur

Witness 2:

Vishal Jain
S/o Shrenikraj Jain R/o
Paras Garden, Raichur

Witness 3:

Ms. Dr sarika itekar
D/o Yeranna Itekar
R/o SBH colony Raichur

Witness 4:

Smt. Gayathri Nahar
W/o Lallit Nahar R/o
Shanti Colony near Hamdard School, Raichur

Witness 5:

Shri. Yeranna Itekar S/o Gokarappa Itekar
R/o SBH colony , Raichur.

1 P Santosh Bai
Smt. Santosh Bai

2 Kavita R. Jain
Smt. Kavita Jain

3 Shrin
Shri. Shrenikraj Jain

The lessee

Itekar Group Education Trust
Secretary
Rohit Kumar Itekar

Drafted by

KSF
Nagaraj pawar
Advocate, Raichur
KAR 131/92

CONTD...