

CERTIFICATE OF LAND

File No. : _____

Date : 30.06.2018

Certified that land measuring 3 acres 38 guntas situated in Sy. No. 103 of Thirumenahalli Village, Yelahanka Hobli, Bangalore North Taluk, now falling within the limits of BBMP Bangalore, bearing PID No. 56/103, Ward No. 5-Jakkur fully described in the schedule mentioned herein after, is owned by the Institute of the Brothers of St. Gabriel in terms of Sale deed dated 24.09.2003 executed by Mr. V Krishnappa duly registered on 24.09.2003 bearing registration No. BNG(U) – YLNK/8638/2003-2004, Book – 1 in the office of the Senior Sub-registrar Yelahanka, Bangalore. It is certified that the said entire land comprises of a single plot of land.

It is further certified that the owner of the land has leased the said land to Wisdom Montfort International School vide lease deed 29.06.2018 duly registered on 29.06.2018 bearing registration No. GNR-1-01363-2018-19, Book – 1, CD No. GNRD145 in the office of the Senior Sub-registrar Gandhinagar (Ganganagar), Bangalore and the land is still in possession of the lessee.

It is further certified that Wisdom Montfort International School, Thirumenahalli Village, Yelahanka Hobli, Bangalore North Taluk is located on the said plot of land.

THE SCHEDULE OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 3 acres 38 guntas situated in Sy. No. 103 of Thirumenahalli Village, Yelahanka Hobli, Bangalore North Taluk, Karnataka now falling within the limits of BBMP Bangalore, bearing PID No. 56/103, Ward No. 5-Jakkur and bounded as follows :

East	:	Portion of the land bearing Sy. No. 103 belonging to the Mr. Purushothama Reddy
West	:	Portion of the land bearing Sy. No. 104 belonging to the vendor
North	:	Portion of the land bearing Sy. No. 102 belonging to the vendor
South	:	Road




30/6/18.
REGISTERING AUTHORITY
Senior Sub-Registrar
Gandhinagar (Ganganagar) Bangalore

Bk 1363/18-19

ಈ ದಸ್ತಾವೇಜು 10 ಪುಟಗಳನ್ನು ಒಳಗೊಂಡಿದೆ

1363
18-19

ಈ ದಸ್ತಾವೇಜು ಹಾಲೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮಾಡಿಸಲಾಗಿದೆ.

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 ಹಾಲೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ. 2/-
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17

LEASE DEED

THIS LEASE DEED is made and executed on this 29th day of **JUNE, 2018**, (29.06.2018) at Bangalore BY AND **BETWEEN**;

THE INSTITUTE OF THE BROTHERS OF ST. GABRIEL, a registered society having its office at St. Louis Villa, Yercuad P.O., Salem District, represented by its authorised representative Brother K.V.Thomas, residing at Thirumenahalli, Yelahanka Post, Bangalore – 560 064

hereinafter referred to as the “**LESSOR**” which expression shall, whenever the context so requires or admits, mean and include, his heirs, executors, administrators and assigns.

AND

WISDOM MONTFORT INTERNATIONALSCHOOL, office at Thirumenahalli, Yelahanka Post. Hegde Nagar, Bangalore – 560 064, represented by its correspondent Brother Varghese K J.

K.V.Thomas

Varghese K J

WISDOM MONTFORT
INTERNATIONAL SCHOOL
Thirumenahalli, Bangalore - 560 064

I 1363



ದಾಖಲೆ ಸಂಖ್ಯೆ 2 ಸೇವೆ/ಹಿ.ಉ.ಸಿ.ಐ.ಎಲ್

1879

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ WISDOM MONTFORT INTERNATIONALSCHOOL Rep by its Correspondent Brother
Varghese K J . ಇವರು 500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

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

ಸ್ಥಳ : ಗಂಗಾವಗಂ

ದಿನಾಂಕ : 29/06/2018

ಉಪ-ನೋಂದಣಿ ಅಧಿಕಾರಿ

(ಗಂಗಾವಗಂ)

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು
ನಾಂದಿವಗಡ (ಗಂಗಾವಗಂ), ಬೆಂಗಳೂರು

Designed and Developed by C- DAC ,ACTS Pune.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಅಧಿನಿಯಮ
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 ಅಂಪಯೋಗಿಸಬಹುದು
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(GST EXTRA)

D/363 ದಸ್ತಾವೇಜಿನ 3 ನೇ ಪುಟ/ಹಿ.ಲಾ.ನೋ.ಆ
1879

hereinafter referred to as the "LESSEE" which expression shall, whenever the context so requires or admits, mean and include, its successors-in-office and assigns.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

- I. WHEREAS, the Lessor is the sole and absolute owner of that landed property bearing Sy. No. 103, measuring three acres thirty eight guntas, situated at Thirumenahalli Village, Yelahanka Hobli, Bangalore North Taluk, on the strength of the registered sale deed dated 24.09.2003, document bearing No. BNG(U)-YLNK/8638/2003-2004 vide item No. 3 of the said deed, now falling within the limits of BBMP Bangalore, bearing PID No. 56/103, Ward No 5- Jakkur, which is more fully described in the Schedule below and hereinafter referred to as the "SCHEDULE PROPERTY".
- II. WHEREAS the lessor is the charitable society and the Lessee being one of the units of M/s Lake Montfort Educational & Charitable Trust of the Brothers of St. Gabriel requested the Lessor to grant lease of the Schedule Property on monthly tenancy, making the following representations;




CORRESPONDENT
WISDOM MONTFORT
INTERNATIONAL SCHOOL
Thirumenahalli, Bangalore - 562 065
Page 2 of 7



Print Date & Time : 29-06-2018 04:58:12 PM

ದ್ರಾವ್ಯವೇಬು ಸಂಖ್ಯೆ : 1363

ದ್ರಾವ್ಯವೇಬು ಸಂಖ್ಯೆ 4 ನೇ ಪುಟ/ಹಿ.ಉ.ಸೊ.ಅ
1363
18-19

ಗಂಗಾವಗಂ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಗಾಂಧಿನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 29-06-2018 ರಂದು 04:46:04 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ಮೊಂದಣಿ ಶುಲ್ಕ	200.00
2	ಸೇವಾ ಶುಲ್ಕ	350.00
	ಒಟ್ಟು :	550.00

ಶ್ರೀ WISDOM MONTFORT INTERNATIONALSCHOOL Rep by its Correspondent Brother Varghese K J ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ WISDOM MONTFORT INTERNATIONALSCHOOL Rep by its Correspondent Brother Varghese K J			 CORRESPONDENT WISDOM MONTFORT

INTERNATIONAL SCHOOL
Thirumenahalli, Bangalore - 560 084

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಗಾಂಧಿನಗರ (ಗಂಗಾವಗಂ), ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
1	WISDOM MONTFORT INTERNATIONALSCHOOL Rep by its Correspondent Brother Varghese K J . (ಬರೆದುಕೊಂಡವರು)			 CORRESPONDENT WISDOM MONTFORT INTERNATIONAL SCHOOL Thirumenahalli, Bangalore - 560 084
2	THE INSTITUTE OF THE BROTHERS OF ST. GABRIEL Rep by Its Authorised Representative Brother K.V. Thomas . (ಬರೆದುಕೊಂಡವರು)			

ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಗಾಂಧಿನಗರ (ಗಂಗಾವಗಂ), ಬೆಂಗಳೂರು

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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I/363 ದಾಖಲೆ ಸಂಖ್ಯೆ 5 ನೋಂದಣಿ/ಹ.ಉ.ನೋ.ಆ
18-19

a) That they required the land for the purpose of using it for educational purpose and also for the purpose of playground to the children who are studying in Wisdom Montfort, International School.

and acting on the said representation and in view of requirement the purposes mentioned hereinabove, the Lessor has agreed to grant of lease of the Schedule Property at a nominal rent and delivered possession to the lessee on 01.07.2018;

III. NOW THIS AGREEMENT CONFIRMS AS FOLLOWS:

That in pursuance of the foregoing and in consideration of the rent hereby reserved and the mutual covenants of parties. The lessor hereby agreed to grant the lease and the lessee hereby accepts a lease of all that landed property bearing PID NO. 56/103 of BBMP Ward measuring three acres thirty eight guntas, situated at Thirumenahalli Village, Yelahanka Hobli, Bangalore North Taluk, which is more fully described in the Schedule below and hereinafter referred to as the "SCHEDULE PROPERTY", subject to the following terms and conditions:-

CORRESPONDENCE Page 3 of 7
WISDOM MONTFORT
INTERNATIONAL SCHOOL
Thirumenahalli, Bangalore - 560 654

ಗುರುತಿಸುವವರು

ದಸ್ತಾವೇಜಿನ 6 ನೇ ಪುಟ/ಹಿ.ಉ.ಖೊ.ಆ
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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Ashok No 54, 1st Main Road, Mallethwaram, Bangalore	
2	Kiran No 43, 2nd Main Road, 3rd Stage, Vijayanagar, Bangalore-40	


ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಗಾಂಧಿಪುರ (ಗಂಗಾವನ), ಬೆಂಗಳೂರು

<p style="text-align: center;"> 1 ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ನಂಬರ GNR-1-01363-2018-19 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ GNRD145 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 29-06-2018 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p style="text-align: center;"> ಉಪನೋಂದಣಾಧಿಕಾರಿ ಗಾಂಧಿಪುರ (ಗಂಗಾವನ)</p>	
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Designed and Developed by C-DAC, ACTS, Pune

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಗಾಂಧಿಪುರ (ಗಂಗಾವನ), ಬೆಂಗಳೂರು

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)

1. RENT:

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18-19

- The rent payable by the lessee to the lessor shall be Rs.1,000/- (Rupees One Thousand only) per month for the Schedule Property;
- The rent shall be paid before the 10th day of every, month following that for which it is due;

2. DURATION:

The duration of the tenancy shall be for a period of 30 years, commencing from 01.07.2018;

3. RATES/TAXES/OUTGOINGS:

The Lessor shall bear and pay the cess and property taxes payable to the statutory authority in respect of the Schedule Property including deposits to be made for the water and electricity connections;

4. ELECTRICITY/WATER CHARGES:

The Lessee shall bear and pay the charges for electricity and water consumed in the Schedule Property;

Page 4 of 7
WISDOM MONTESORI
INTERNATIONAL SCHOOL
Thirumenahalli, Bangalore - 560 064

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

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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

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18-19

5. INSPECTION AND ENTRY:

The Lessor shall be entitled to enter upon the Schedule Property to inspect the same and satisfy themselves that the Schedule Property is being used in accordance with the terms of the lease;

6. REPAIRS AND MAINTENANCE:

The Lessee shall keep the Schedule Property in good condition subject to normal wear and tear and shall not cause or suffer any damage thereto;

7. USE OF PREMISES:

- The lessee shall use the Schedule Property only for the purpose of educational purposes including a playground for student;
- The lessor shall not use the schedule property for any offensive trade purposes;

8. DELIVERY BACK:

On termination of the lease period, the lessee shall duly deliver back possession of the Schedule Property along with structures to the Lessor

Page 5 of 7

INTERNATIONAL SCHOOL
Thirumenahalli, Bangalore - 560 064

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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(GST EXTRA)

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1879

in the condition in which it is let our subject to natural wear and tear
and against payment of Refundable Deposit;

9. NOTICE FOR TERMINATION:

- In the event the lessee failing to pay the rent for two consecutive months, the Lessor shall be entitled to treat the same as breach and terminate the lease;
- In the event of either the lessee or the Lessor deciding to terminate this lease, before the completion of the terms of this lease or any renewals therefore, a two month notice will be given by the party deciding to terminate this agreement;

“SCHEDULE PROPERTY”

All that piece and parcel of the landed property bearing Sy. No. 103, measuring three acres thirty eight guntas, situated at Thirumenahalli Village, YelahankaHobli, Bangalore North Taluk, now falling within the limits of BBMP Bangalore, bearing PID No. 56/103, Ward No 5- Jakkur, and bounded as follows ;

CORRESPONDENT
WISDOM MONTFORT
INTERNATIONAL SCHOOL
Thirumenahalli, Bangalore - 560 084
Page 6 of 7

ಈ ದಸ್ತಾವೇಜು ಪಾಲಿಯನ್ನು ಸಂಘದ ಅಪರಿಯವರು
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಪಾಲಿ
Document Sheet



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

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- 1363 ದಸ್ತಾವೇಜಿನ 10 ನೇ ಪುಟ/ಹಿ.ಉ.ಸೂ.ಅ.ರ
1879
- East : Portion of the land bearing Sy. No. 103
belonging to the Mr. Purushotham Reddy
- West : Portion of the land bearing Sy. No. 104
belonging to the vendor
- North : Portion of the land bearing Sy. No. 102
belonging to the vendor
- South : Road


IN WITNESS WHEREOF the parties have set their respective hand unto this
lease agreement, the day, month and year first above written.

WITNESSES :

1. Ashok
#54, Mallikarjun
Bangalore-90
2. Kiran Kumar
Bangalore-940


LESSOR

For The Institute of the
Brothers of St. Gabriel


LESSEE

For Wisdom Montfort
International School
by its Correspondent

CORRESPONDENT
WISDOM MONTFORT
INTERNATIONAL SCHOOL,
Thirumenahalli, Bangalore - 560 004

Drafted by
Sampat Anand Shetty
Advocate
KAR/582/1989

