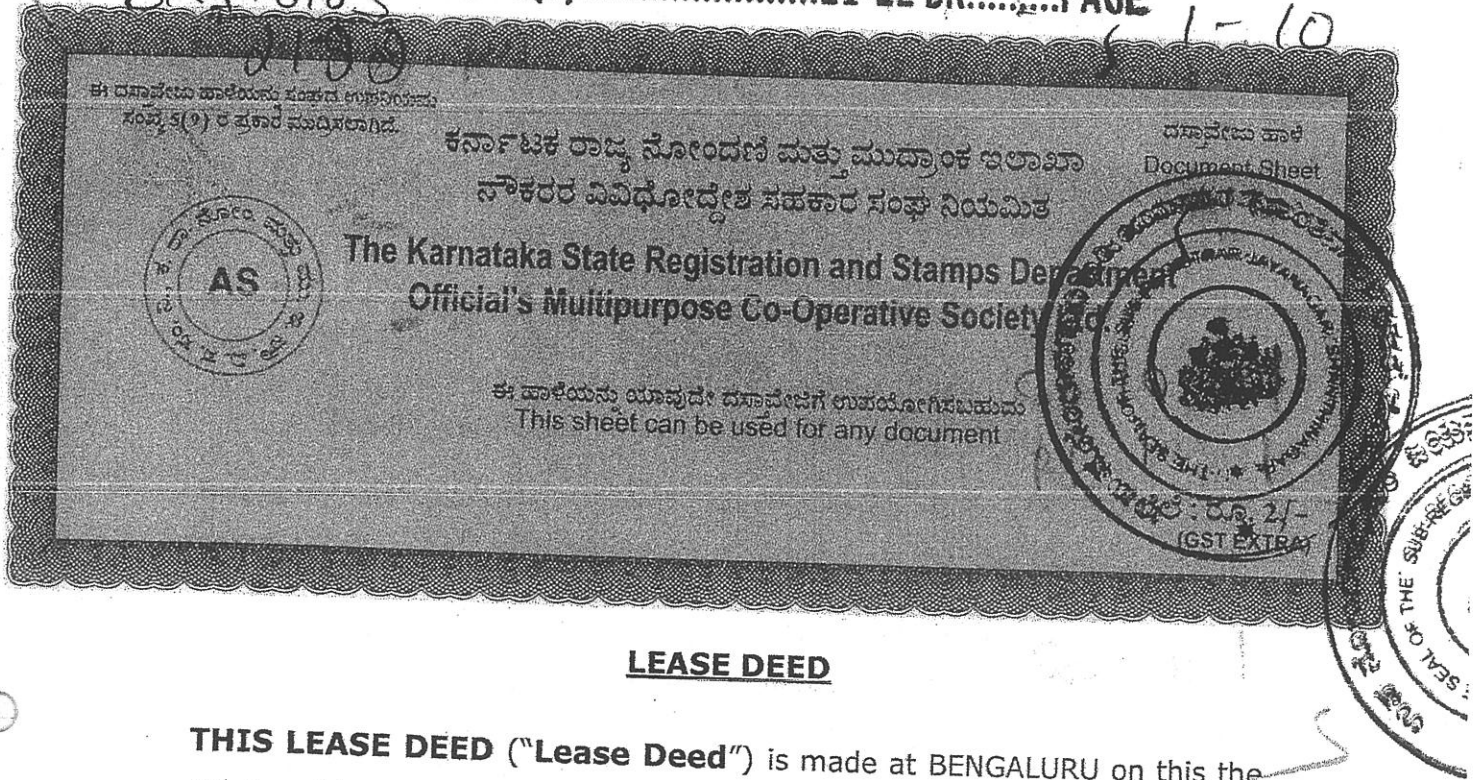


BKT-6165

BNG(U) SHR...6165...21-22 BK...T...PAGE

6

1-10



LEASE DEED

THIS LEASE DEED ("Lease Deed") is made at BENGALURU on this the 2nd day of March, TWO THOUSAND AND TWENTY TWO (02.03.2022)

BY AND BETWEEN

Sister Albina, daughter of Mr. Abrel D'souza, presently at Holy Family Convent, Mariapura, Thattaguppe Dakhale, Uttarahalli Hobli, Bangalore South Taluk, Bangalore - 560 116, (hereinafter referred to as the **LESSOR**, which expression shall, unless excluded by or repugnant to the subject or context thereof, be deemed to include her heirs, successors, permitted assigns, executors, administrators and legal representatives), of the **FIRST PART**;

AND

Teresian Carmel Educational Society, having its registered office at Nirmala High School, V.V.Mohalla, Mysore-570 002 represented by Sister Lucienne, authorised representative (hereinafter referred to as the **"LESSEE"**, which expression shall, unless excluded by or repugnant to the subject or context thereof, be deemed to include its successors-in-interest, permitted assigns, executors and administrators) of the **OTHER PART**;

WHEREAS the Lessor is the owner and title holder of the dry land admeasuring 2 acres situated at Holy Family Convent, Mariapura, Thattaguppe, Bengaluru South - 560 082 morefully described in the schedule hereunder and hereinafter referred to as "Schedule Property".

S. Kalitha Sr. Albina

Principal

MOUNT CARMEL SCHOOL
THATTAGUPPE, MARIAPURA
BENGALURU - 560 116.

J.M.G. 1
MANAGER

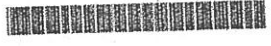
MOUNT CARMEL SCHOOL
THATTAGUPPE, MARIAPURA
BENGALURU - 560 116.

Mr. M. Lucienne

President
Teresian Carmel Educational Society
Karnataka
NIRMALA HIGH SCHOOL
V.V. Mohalla, MYSORE - 570 002

(BNG(U) SHR...6165...21-22 BK...PAGE

೨ - 10



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 M/S Teresian Carmel Educational Society rep by authorised representative Sister
Lucienne , ಇವರು 10000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚೆಲನ್	10000.00	Challan No CR0322003000036292 Rs.10000/- dated 02/Mar/2022
ಒಟ್ಟು :	10000.00	

ಸ್ಥಳ : ಶಾಂತಿನಗರ

ದಿನಾಂಕ : 07/03/2022


ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಜಯನಗರ, (ಶಾಂತಿನಗರ).
ಕೆಂಗಳೂರು - 560 027.

Designed and Developed by C- DAC Pune.


Principal
MOUNT CARMEL SCHOOL
THATTAGUPPE, MARIAPUR,
BENGALURU - 560 116.


MANAGER
MOUNT CARMEL SCHOOL
THATTAGUPPE, MARIAPURA
BENGALURU - 560 116.

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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Document Sheet



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

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(GST EXTRA)

AND WHEREAS the Lessee is a registered educational society which is formed with the aim and objective to promote pre-primary, primary, secondary and higher education by setting up the schools and to impart the education through qualified, experienced teachers and professionals by enabling its students, to become self independent and responsible citizen of nation and as such the Lessee who was looking for a suitable place to set up a school and provide education, has approached and requested the Lessor to let out the Schedule property admeasuring 2 acres situated at Holy Family Convent, Mariapura, Thattaguppe, Bengaluru South - 560 082, for establishing the Mount Carmel School, on monthly rental basis and the Lessor who was also looking for a suitable tenant agreed to lease the schedule property on the lease hold basis to the Lessor subject to terms and condition which are reduced to writing as hereunder:

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. That the Lessor agrees to lease out the Schedule property admeasuring 2 acres situated at Holy Family Convent, Mariapura, Thattaguppe, Bengaluru South - 560 082, which is more fully described in the schedule hereunder and hereafter referred as scheduled property on lease.
2. That the Lessee agrees to pay the annual rent of Rs.2,00,000/- (Rupees Two Lakh Only) payable on the first month of every year in Advance.

Sr. Lalitha
Principal

Sr. Althana

J.M.K.T.
MANAGER

2 *Sr. m. Lucina*

President

Teresian Carmel Educational Society
Karnataka

NIRMALA HIGH SCHOOL
V.V. Mohalla. MYSORE - 570 002

MOUNT CARMEL SCHOOL
THATTAGUPPE, MARIAPURA
BENGALURU - 560 116.

MOUNT CARMEL SCHOOL
THATTAGUPPE, MARIAPURA
BENGALURU - 560 116.



Print Date & Time : 07-03-2022 11:08:43 AM

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ಶಾಂತಿನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 07-03-2022 ರಂದು 10:44:24 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ





ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1000.00
2	ಸೇವಾ ಶುಲ್ಕ	700.00
	ಒಟ್ಟು :	1700.00



ಶ್ರೀ M/S Teresian Carmel Educational Society rep by authorised representative Sister Lucienne ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S Teresian Carmel Educational Society rep by authorised representative Sister Lucienne			<i>S. m. Lucienne</i>

ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಜಯನಗರ, (ಶಾಂತಿನಗರ).
ಕೆಂಗಳೂರು - 560 02

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/S Teresian Carmel Educational Society rep by authorised representative Sister Lucienne . C/o . (ಬರೆಸಿಕೊಂಡವರು)			<i>S. m. Lucienne</i>
2	Miss SISTER ALBINA . (ಬರೆದುಕೊಂಡವರು)			<i>S. Albina</i>

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
	Miss Sister Albina . D/o Abrel D'Souza ,			<i>S. Albina</i>

S. Lalitha
Principal
MOUNT CARMEL SCHOOL
THATTAGUPPE, MARIAPURA
BENGALURU - 560 116.

J. M. R.
MANAGER
MOUNT CARMEL SCHOOL
THATTAGUPPE, MARIAPURA
BENGALURU - 560 116.

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

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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ಜೆ.ಟಿ. : ರೂ. 2/-
(GST EXTRA)


3. That the lease period shall commence from the date of this lease agreement and duration of the lease shall be a period of Thirty (30) years commencing from 01.03.2022 to 29.02.2052 being the date of the commencement of this lease agreement and this term may be extended on mutually agreeable terms of both the Lessor and Lessee.
4. That the Lessee shall not change the use of the Schedule Property for any purpose other than educational purpose and the Lessee shall use the premises exclusively for setting up of school/educational institution and to impart the education through such school to its students. It shall not neither subject the premises nor admit any other partner to its institution without the prior written permission of the Lessor.
5. That the Lessee shall be responsible for keeping the lease hold premises in good and tidy condition. However, the Lessor reserves the right to inspect the premises at all reasonable times.
6. The lessee shall obtain the necessary permission/leave/license from the competent/appropriate authority and any board affiliations for the purpose of establishing their own cost and expense.
7. The Lessee shall be entitled to put up any constructions or provide infrastructures on the schedule property which shall meant to impart the education and its allied activities and such constructed buildings and infrastructures and shall not be used for any other purposes other than


Sr. Lalitha
Principal
MOUNT CARMEL SCHOOL
THATTAGUPPE, MARIAPURA
BENGALURU - 560 116.

Sr. Aluna J. Mkh
MANAGER
MOUNT CARMEL SCHOOL
THATTAGUPPE, MARIAPURA
BENGALURU - 560 116.

Sr. M. Lucine
President
Teresian Carmel Educational Society
Karnataka
NIRMALA HIGH SCHOOL
BANGALORE - 560 002

3	(ಬರೆದುಕೊಡುವವರು)			S. allina
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ಸಹಕಾರಿ
ಜಯನಗರ, (ಶಾಂತಿನಗರ).
ಕೆಂಗಳೂರು - 560 027


Principal
MOUNT CARMEL SCHOOL
THATTAGUPPE, MARIAPURA
BENGALURU - 560 116.


MANAGER
MOUNT CARMEL SCHOOL
THATTAGUPPE, MARIAPURA
BENGALURU - 560 116.

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಸಂಪಾದ ಉಪನಿಯಮ
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educational purposes. The Lessor shall not object to put up any constructions on the schedule property by the Lessee. The Lessee shall obtain the necessary permissions and sanction plans for the construction of the buildings from the relevant authorities.

8. The Lessee shall maintain the constructed buildings built on the schedule property till the date of termination of lease period at its own cost and expenses. All charges in respect of water, power, sewage, disposal and concerned taxes will be paid by the Lessee to the concerned authorities.
9. The Lessee shall surrender the schedule property with constructed building put on the schedule property without any damage and claim whatsoever on the end of the lease period.
10. That the Lessor shall pay the property tax for the Schedule property as and when it is due.
11. The Lease of the schedule property shall at no point create any ownership rights in favour of the Lessee by virtue of execution of this Lease deed or any other incidental or ancillary agreements thereto.
12. The Lease period may be extended mutually after the termination of this Lease agreement upon the terms and conditions mutually agreed thereupon.

Dr. Lalitha
Principal

MOUNT CARMEL SCHOOL
THATTAGUPPE, MARIAPURA
BENGALURU - 560 110.

Mkt
MANAGER

MOUNT CARMEL SCHOOL
THATTAGUPPE, MARIAPURA
BENGALURU - 560 116.

4


Pr. m. Lucine

President
Teresian Carmel Educational Society
Karnataka
NIRMALA HIGH SCHOOL

ಗುರುತಿಸುವವರು

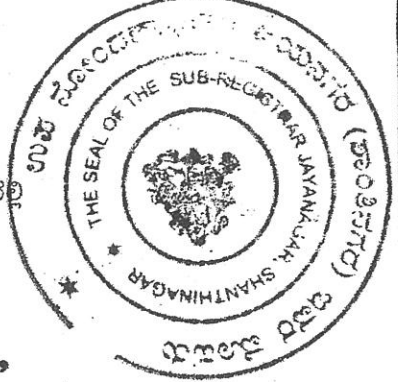
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Sister Lalitha Mary Holy Family Convent Mariapura, Thattaguppe Dakale, Uttarahalli Hobli, B'lore	<i>S. Lm</i>
2	Sister Mary K George No D1/1066 M C Road, St Joseph's Convent, Mandya	<i>J.M.K</i>

ಉಪನಿರ್ದೇಶಕರು
ಜಯನಗರ, (ಶಾಂತಿನಗರ).
ಕೆಂಗಳೂರು - 560 027



1 ನೇ ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು
ನಂಬರ್ SHR-1-06165-2021-22 ಆಗಿ
ಪಿ.ಡಿ. ನಂಬರ್ SHRD921 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 07-03-2022 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

(ಸಹಿ) ಸರೋಜ,
ಉಪನಿರ್ದೇಶಕರು, (ಶಾಂತಿನಗರ).
ಕೆಂಗಳೂರು - 560 027.



Designed and Developed by C-DAC, ACTS, Pune

Sr. Lalitha
Principal
MOUNT CARMEL SCHOOL
HATTAGUPPE, MARIAPURA
BENGALURU - 560 116.

J.M.K
MANAGER
MOUNT CARMEL SCHOOL
HATTAGUPPE, MARIAPURA
BENGALURU - 560 116.

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಸಂಘದ ಉಪಯೋಗವಾಗಿ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಬಳಸಬಹುದು.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ಘಟಕದ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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13. In the event of termination of the lease deed, both the parties have agreed to terminate the lease and surrender this lease deed for cancellation before the competent authority.

SCHEDULE PROPERTY

All that piece and parcel of the Immovable Property bearing Immovable Property bearing GRAMATHANA V.P. (KATHA NO.602/151/602, GRAMA PANCHAYATH E-KHATA NO.602/602,) situated at THATTAGUPPE VILLAGE, Uttharahalli Hobli, Bangalore South Taluk. having PID No. 1502003015000520011.

MEASURING:-

East to West : 79.55Meters ;
North to South : 109.72 Meters,
in all measuring : 8729.16 Square Meters.

AND BOUNDED ON THE:-

East by : Government Road,
West by : SAY No.39,
North by : SAY No.39 & 36,
South by : Somanahalli Road.

Dr. Almina

Pr. m. Lucine

S. Lalitha
Principal

MOUNT CARMEL SCHOOL
THATTAGUPPE, MARIAPURA
BENGALURU - 560 116.

J.M.K. 5
MANAGER

MOUNT CARMEL SCHOOL
THATTAGUPPE, MARIAPURA
BENGALURU - 560 116.

President
Teresian Carmel Educational Society
Karnataka
NIRMALA HIGH SCHOOL
V.V. Mohalla, MYSORE - 570 002

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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(GST EXTRA)

In witness whereof the parties here to have affixed their signature to this lease deed on this day mentioned above at Bengaluru.

Ar. Alluna
LESSOR

WITNESS

1. *J.M.kf*
MARY. K. GEORGE
Holy Family Convent
Mariapura, Thattaguppe - post
Bengaluru South

2. *Sr. Lm*
Sr. Lalitha Mary
Holy Family Convent
Mariapura, Banaglore.

Sr. Lalitha
Principal

MOUNT CARMEL SCHOOL
THATTAGUPPE, MARIAPURA
BENGALURU - 560 116.

LESSEE

President
Tereslan Carmel Educational Society
Karnataka
NIRMALA HIGH SCHOOL
V.V. Mohalla, MYSORE - 570 002

Drafted by:

Sunita Srinivas
RAVI, SUNITA & SURI,
Advocates
No. 123, 6th Main,
Malleswaram,
Bengaluru - 560 003

J.M.kf
MANAGER

6
MOUNT CARMEL SCHOOL
THATTAGUPPE, MARIAPURA
BENGALURU - 560 116.