BK-1-3857 Kudlu Ext
2019-20

ದಸ್ತಾವೇಜು ಹಾಳೆ

Document Sheet

B.N.G. (U) S.I.P. Doct: No.BK I 3857 2019-20

Consisting Total Sheets 7

Total 1 – 10 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

LEASE DEED

This lease agreement is made and executed at Bangalore on this **22nd** day of **October 2019** by and

BETWEEN

MRS.SHAILA SHASHIDAR W/o. Mr. Shashidhar aged about 39 years residing at No.1062,9th Main,20th Cross, HSR Layout, Bangalore-560102.

Herein after called the **'LESSOR'** which term shall include his successors, heirs, administrators, executors and assigned (unless the context be represents repugnant thereunto)

...OF THE ONE PART

A N D

NEXGEN EDUCATIONAL TRUST, a registered Trust bearing Regn. No 231/IV/2009, Ranga Reddy Dist., having its office at No 80, Shri Sai Plaza, Ayyappa Society, Madhapur, Hyderabad 500081, TS. Represented by its "Authorized Representative" **SRI INAGANTI KALESHA** s/o Imam saheb , aged about 42 years, resident at 301, Chithaary vidhula, kuvempu road, arakere, BG road, Bangalore-560076.

(Hereinafter referred to as the **'LESSEE /TENANT'** which term shall mean and include all its heirs, partners, successors, attorneys, agents, assigns and administrators, etc.,) of the other part.

.....OF THE SECOND PART

Shaila Shashidhar

I. Kalesha

B.N.G. (U) S.J.P. Doct: No.BK I.3857...2019-20
Consisting Total Sheets...7.....
Total...2-10.....Pages

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 Nexgen Educational Trust Rep by its Authorized Reoresentative Sri Inaganti Kalesha S/o Imam Saheb , ಇವರು 558570.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	558570.00	DD No 014323 Rs.558570/- dated 16/Oct/2019 drawn on AXIS BANK,AREKERE.
ಒಟ್ಟು :	558570	

ಸ್ಥಳ : ಸರ್ಜಾಪುರ

ದಿನಾಂಕ : 22/10/2019

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
(ಸರ್ಜಾಪುರ)

ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

Designed and Developed by C- DAC ,ACTS Pune.

ದಸ್ತಾವೇಜು ಹಾಳೆ

Document Sheet

B.N.G. (U) S.I.P. Doct: No.BK I 3857 2019-20

Consisting Total Sheets..7.....

Total.....3-10.....Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

Whereas the 'LESSOR' is the absolute owner and possessor of vacant Converted land bearing Survey No.32/8, vide its convertion order No.ALN(ASH)SR/45/2019-20, Dated:27/09/2019 issued by Deputy Commissioner Bangalore District, Bangalore, Situated at Kudlu Village, Singasandra Post, Anekal Taluk, Bangalore District Now Coming under the Jurisdiction of Bruhath Bangalore Mahanagara Palike (BBMP) Bangalore admeasuring 31071 sq.fts which has acquired vide virtue of release deed dated 25.08.2016.

Whereas the LESSEE wants the said land /premises for the purpose to construct building to run educational institutions or to sub lease the same for purpose of running educational Institutions.

Whereas the **LESSEE** has approached the **LESSORS** to let-out the above said property for the purpose of starting Educational Institution for a lease period of **30 years (Thirty years)**, on the monthly rent of **Rs.4,35,000/-(Rupees Four Lakhs Thirty Five Thousand only)** @ Rs. 14 per square feet for 31,071- Per sq. ft. for constructing a building with and area of 27,000 sft approx. and the remaining open land for playground which carries no rental value

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. The **LESSORS** hereby declares that they are the owners and possessor of the demised land which is more fully described in the schedule mentioned hereunder and the same is free from all encumbrances, charges, liens etc.,
2. That in pursuance of the above agreement and in consideration of the rent herein reserved the **LESSORS** do hereby agree to transfer by way of lease on or before 01-06-2019 , all that its part and parcel of the scheduled property unto the **LESSEE** to hold the same till the subsistence of the lease on the following terms and conditions. The actual plinth area of the land shall be determined after the land is transferred . The rent will be paid only for the actual available/constructed plinth area under utility.

Print Date & Time : 22-10-2019 03:32:16 PM

B.N.G. (N) S.J.P. Doct: No.BK I-3857...2019-20

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 3857 Consisting Total Sheets....7.....

Total....4-10.....Pages

ಸರ್ಜಾಪುರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 22-10-2019 ರಂದು 02:00:02 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	93100.00
2	ಸೇವಾ ಶುಲ್ಕ	490.00
3	ದ್ವಿ ಪ್ರತಿ ಶುಲ್ಕ	100.00
	ಒಟ್ಟು :	93690.00

ಶ್ರೀ Nexgen Educational Trust Rep by its Authorized Reoresentative Sri Inaganti Kalesha S/o Imam Saheb ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Nexgen Educational Trust Rep by its Authorized Reoresentative Sri Inaganti Kalesha S/o Imam Saheb			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ

ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು

ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,

ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Nexgen Educational Trust Rep by its Authorized Reoresentative Sri Inaganti Kalesha S/o Imam Saheb . (ಬರೆಸಿಕೊಂಡವರು)			
2	Mrs. Shaila Shashidar W/o Shashidhar . (ಬರೆದುಕೊಡುವವರು)			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ

ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು

ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,

ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ದಸ್ತಾವೇಜು ಹಾಳೆ

Document Sheet

B.N.G. (U) S.I.P. Doct: No.BK 1 3857 2019-20

Consisting Total Sheets.....7.....

Total.....5-10.....Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

3. The term of lease is for a period of **30 years (Thirty years)** w.e.f 1st June 2019 or on the date of actual occupation of land by the LESSEE. The lease deed have the lock in period for **30 years.** Not exceeding 30 years.

In case the LESSEE or the LESSORS terminates the agreement during the lock in period, the party who serves the vacation notice is required to serve 6 months' notice and has to reimburse the other party the rent for balance period or the amount as both the parties decide based on mutual understanding of both the parties.

The Lease period may be renewed after the expiry of Lease agreement with the consent of both the parties on the agreed terms at that time by executing the fresh Lease deed.

4. That the **LESSEE** has agreed to pay a **Rs.4,35,000/-(Rupees Four Lakhs Thirty Five Thousand only)** @ Rs. 14 per square feet for 31,071- Per sq. ft. approx.., subject to deduction of TDS as per Income Tax laws, by way of Demand Draft / Cheque on or before 10th day of every English calendar month and the TDS certificate in Form – 16A of the IT Act will be issued once in a year.

The **LESSEE**'s liability to pay rent to the **LESSORS** will commence **from 01-05-2019** by the **LESSEE**. The rent will be paid in proportion to the occupied land.

5. Both the parties agree that post handover of premises, they will execute the building handover letter and that the said letter will reflect the actual area and actual date of possession of the building.

6. That the **LESSEE** agrees to enhance the rent at the rate of 15% every Three years over and above the existing rent from the date of occupation of the building.

Shanta Shashidhar

ಗುರುತಿಸುವವರು B.N.G. (U) S.J.P. Doct: No.BK I.3857.2019-20
Consisting Total Sheets....7.....
Total.....6-10.....Pages

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	D K Ramesh S/o Kenchappa No.100, Devasandra K R Puram, Bangalore-36	D.K.
2	Rahul S/o M Prasanna Kudlu Village, Sarjapura Hobli, Anekal Taluk, Bangalore Dist.	

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ
ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ONE Duplicate is Registered along with the original there is no difference between original & the Duplicate.

ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ SRJ-1-03857-2019-20 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ SRJD477 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 22-10-2019 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಸರ್ಜಾಪುರ) 22/10/2019

ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

Designed and Developed by C-DAC, ACTS, Pune

ದಸ್ತಾವೇಜು ಹಾಳೆ

Document Sheet

B.N.G. (U) S.J.P. Doct: No.BK I 3857 2019-20

Consisting Total Sheets....7.....

Total.....7-10.....Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

That the **LESSEE** agrees to deposit a sum of **Rs. 80,00,000/-** (Rupees Eighty Lacs only) towards rental deposit and is refundable on the termination of this lease without interest paid by way of RTGS from Axis Bank Ltd, S.R.Nagar, Hyderabad.

If the lessee serves vacation notice the rent will not be paid from the date of notice. The rent for the said period after issuing notice and before actual vacation of the premises and shall be adjusted against rental deposit.

7. That the **LESSEE** hereby agrees to use the said premises for the purpose of running educational institution(s) and not for any other purpose. The **LESSEE** is at liberty to use the leasehold premises for any other Educational Institutions established by him/them.

8. The LESSEE has a right to sub lease the property to any of its group Companies/ firms/ Trusts etc. for the purpose of running the educational institutions.

9. That the **LESSEE** shall be liable to pay the property tax for the constructed area and the open land taxes will paid by the Lessor, and all other municipal taxes and statutory taxes levied by the Municipal Corporation or local authority or State or Central Government in respect of the land. if applicable tax on the rent of the Property shall be borne by **LESSEE**.

10. The Lessee will bear all the cost incurred with respect to the building plan.

11. Sanitary connections, BWSSB connections at required capacity has to be obtained by the **LESSEE** only. Any deposits related to them should borne by **LESSEE** only

12. That the Lessee agrees to pay charges which includes but not limited to bore well, electrical repairs etc. too.

Shaila Shashidhar

ದಸ್ತಾವೇಜು ಹಾಳೆ

Document Sheet

B.N.G. (U) S.J.P. Doct: No.BK I.3857-2019-20

Consisting Total Sheets....7.....

Total.....8-10.....Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

13. The **LESSEE** will bear the cost for all the necessary sanctions, permits, No Objection Certificates, Occupancy Certificates and any other statutory requirements from different statutory bodies which include local government, state government, central government, fire department and BBMP etc.

14. Both the parties agree that all the license permits and approval will be in the name of Lessor.

15. That the Registration Charges whatsoever required for getting the lease deed registered for any / all purposes with Sub-Registrar of District Registrar shall be borne by the **Lessee Only**.

16. That the Lessee agree to undertake the responsibility of coloring / painting or doing minor repairs, required for the "Demised Building" once in five years in order to keep it in good state.

17. The Lessor agrees that he will has not interfere in day to day business activities of the Lessee and will not create any issues with respect to the business style of Lessee.

18. In the event of any portion of the leased premises being taken away / acquired for the set-back or for the road widening purposes or otherwise by the statutory authorities the Lessee shall not be entitled to claim any compensation or any other claim whatsoever for any such action from the Lessor property. However, the lease rentals of the premises shall be reduced as per the available plinth area with immediate effect.

19. The Lessee will not be responsible for any damaged caused to the premises due to the natural calamities like earthquake, Hurricanes, riots etc.,

Shailesh Madhukar

ದಸ್ತಾವೇಜು ಹಾಳೆ

Document Sheet

B.N.G. (U) S.J.P. Doct: No.BK I 3857 2019-20

Consisting Total Sheets 7

Total 9-10 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

20. The Lessee shall be at liberty to place / install name board / plates, neon signboards, insignia, Logo, Trade signs or any crests signage and such other advertising materials at the "Demised Building" .

21. Any notice required to be given hereunder shall be deemed to have been duly given if sent by Registered Post Acknowledgement Due to the Lessor at his residence / address on this Lease Deed and to the Lessee at the licensed office or his office stated in this Lease Deed and shall be deemed to have been received by the addressee on the expiry of 7 (seven) days from the day on which it was delivered at the said address.

22. The Lease deed is engrossed in two sets, one for Lessor and other for Lessee.

23. This agreement is subject to arbitration as per the Indian Conciliation and Arbitration Act, 1996 and all disputes regarding this lease deed, shall be subjected to Bengaluru Jurisdiction Only.

SCHEDULE OF PROPERTY

All that part and parcel of the proposed building coming on Converted land bearing Survey No.32/8, vide its convertion order No.ALN(ASH)SR/45/2019-20, Dated:27/09/2019 issued by Deputy Commissioner Bangalore District, Bangalore, Situated at Kudlu Village, Singasandra Post, Anekal Taluk, Bangalore District Now Coming under the Jurisdiction of Bruhath Bangalore Mahanagara Palike (BBMP) Bangalore admeasuring 31071 sq.fts leased to the Lessee is bounded on :

East	:	Property belongs to Mr. M Prasanna
West	:	Property belongs to Mrs. Shyla Shashidar
North	:	Private property (AECS Layout)
South	:	Private property (AECS Layout)

ದಸ್ತಾವೇಜು ಹಾಳೆ

Document Sheet

B.N.G. (II) S.J.P. Doct: No.BK I.3857.2019-20

Consisting Total Sheets..7.....

Total.....10-10.....Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

IN WITNESS WHEREOF the Lessor and Lessee have signed this construction cum Lease agreement with their free will, sound mind, without any force or coercion and read out the above contents having understood, and have affixed their signatures and sealed hereto, on the day, month and year first above mentioned, in the presence of the witnesses mentioned herein below.

WITNESSES:

1. RAHUL.P
#8, 5th Block
Kodihalli Bagalur 560099.

2. D.K. Ramesh
K.R. Puram
Bly.36

LESSOR

LESSEE

DRAFTED BY

NARENDRA .P,
DWL No.34/2011,
No.4, Basement Floor, O.M.Road,
K.R. Puram, Bangalore – 560 036.

BK-I-3656 Kudlu Ext
2019-20

ದಸ್ತಾವೇಜು ಹಾಳೆ

Document Sheet

B.N.G. (U) S.I.P. Doct: No.BK I..3656..2019-20

Consisting Total Sheets.....7.....

Total.....1-10.....Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

LEASE DEED

This lease agreement is made and executed at Bangalore on this **22nd** day of **October 2019** by and

BETWEEN

SRI. K.P. MUNI REDDY S/o. Late Sri. Puttappa Reddy, aged about 80 years resident of Kudlu Village, Sarajapur Hobli, Anekal Taluk, Bangalore

Herein after called the **'LESSOR'** which term shall include his successors, heirs, administrators, executors and assigned (unless the context be represents repugnant thereunto)

...OF THE ONE PART

A N D

NEXGEN EDUCATIONAL TRUST, a registered Trust bearing Regn. No 231/IV/2009, Ranga Reddy Dist., having its office at No 80, Shri Sai Plaza, Ayyappa Society, Madhapur, Hyderabad 500081, TS. Represented by its "Authorized Representative" **SRI INAGANTI KALESHA** S/o Imam saheb , aged about 42 years, resident at # 301, Chithaary vidhula, kuvempu road, arakere,BG road, Bangalore-560076.

(Hereinafter referred to as the **'LESSEE /TENANT'** which term shall mean and include all its heirs, partners, successors, attorneys, agents, assigns and administrators, etc.,) of the other part.

.....OF THE SECOND PART

B.N.G. (U) S.J.P. Doct: No.BK I 3856 2019-20
Consisting Total Sheets..7.....
Total.....2-10.....Pages

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಆಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Nexgen Educational Trust Rep by its Authorized Reoresentative Sri Inaganti Kalesha S/o Imam Saheb · , ಇವರು 558570.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	558570.00	DD No 014324 Rs.558570/- dated 16/Oct/2019 drawn on AXIS BANK,AREKERE.
ಒಟ್ಟು :	558570	

ಸ್ಥಳ : ಸರ್ಜಾಪುರ

ದಿನಾಂಕ : 22/10/2019

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಪದನಿಮಿತ್ತ ಅಧಿಕಾರಿ
(ಸರ್ಜಾಪುರ)

ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬನವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

Designed and Developed by C- DAC ,ACTS Pune.

ದಸ್ತಾವೇಜು ಹಾಳೆ

Document Sheet

B.N.C. (D) S.J.P. Doct. No.BK I.3856.2019-20

Consisting Total Sheets...7.....

Total.....3-10.....Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

Whereas the 'LESSOR' is the absolute owner and possessor of the vacant Property bearing No.32/3, Situated at Kudlu Village, Singasandra Post, Anekal Taluk, Bangalore District Now Coming under the Jurisdiction of Bruhath Bangalore Mahanagara Palike (BBMP) Bangalore admeasuring 31071 sq.fts which Lessor having acquired by virtue of registered Partition deed vide document No. 4686/10-11 registered in the office of Sub Registrar Sarjapura Bangalore.

Whereas the LESSEE wants the said land /premises for the purpose to construct building to run educational institutions or to sub lease the same for purpose of running educational Institutions.

Whereas the **LESSEE** has approached the **LESSORS** to let-out the above said property for the purpose of starting Educational Institution for a lease period of **30 years (Thirty years)**, on the monthly rent of **Rs.4,35,000/-(Rupees Four Lakhs Thirty Five Thousand only)** @ Rs. 14 per square feet for 31,071 Per sq. ft. for constructing a building with and area of 27,000 sft approx. and the remaining open land for playground which carries no rental value

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. The **LESSORS** hereby declares that they are the owners and possessor of the demised land which is more fully described in the schedule mentioned hereunder and the same is free from all encumbrances, charges, liens etc.,
2. That in pursuance of the above agreement and in consideration of the rent herein reserved the **LESSORS** do hereby agree to transfer by way of lease on or before 01-05-2019, all that its part and parcel of the scheduled property unto the **LESSEE** to hold the same till the subsistence of the lease on the following terms and conditions. The actual plinth area of the land shall be determined after the land is transferred . The rent will be paid only for the actual available/constructed plinth area under utility.

Print Date & Time : 22-10-2019 03:27:47 PM

B.N.G. (U) S.J.P. Doct: No.BK I 3856 ...2019-20
Consisting Total Sheets..7.....
Total.....4-10.....Pages

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 3856

ಸರ್ಜಾಪುರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 22-10-2019 ರಂದು 02:03:36 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	93100.00
2	ಸೇವಾ ಶುಲ್ಕ	420.00
3	ದ್ವಿ ಪ್ರತಿ ಶುಲ್ಕ	100.00
	ಒಟ್ಟು :	93620.00

ಶ್ರೀ Nexgen Educational Trust Rep by its Authorized Reoresentative Sri Inaganti Kalesha S/o Imam Saheb ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Nexgen Educational Trust Rep by its Authorized Reoresentative Sri Inaganti Kalesha S/o Imam Saheb			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ
ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Nexgen Educational Trust Rep by its Authorized Reoresentative Sri Inaganti Kalesha S/o Imam Saheb . (ಬರೆಸಿಕೊಂಡವರು)			
2	Sri.K.P. Muni Reddy S/o Late Sri.Puttappa Reddy . (ಬರೆದುಕೊಡುವವರು)			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ
ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ದಸ್ತಾವೇಜು ಹಾಳೆ

Document Sheet

B.N.G. (U) S.J.P. Doct: No.BK I 3856.2019-20

Consisting Total Sheets....7.....

Total.....5-10.....Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

3. The term of lease is for a period of **30 years (Thirty years) w.e.f 1st May 2019**. The lease period will commence from 1st May 2019 or on the date of actual occupation of building by the **LESSEE**. The lease deed have the lock in for 30 years. Not Exceeding 30 Years.

In case the LESSEE or the LESSORS terminates the agreement during the lock in period, the party who serves the vacation notice is required to serve 6 months' notice and has to reimburse the other party the rent for balance period or the amount as both the parties decide based on mutual understanding of both the parties.

The Lease period may be renewed after the expiry of Lease agreement with the consent of both the parties on the agreed terms at that time by executing the fresh Lease deed.

4. That the **LESSEE** has agreed to pay a **Rs.4,35,000/-(Rupees Four Lakhs Thirty Five Thousand only)** @ Rs. 14 per square feet for 31,071- Per sq. ft. approx.., subject to deduction of TDS as per Income Tax laws, by way of Demand Draft / Cheque on or before 10th day of every English calendar month and the TDS certificate in Form – 16A of the IT Act will be issued once in a year.

The **LESSEE**'s liability to pay rent to the **LESSORS** will commence **from 01-05-2019** by the **LESSEE**. The rent will be paid in proportion to the occupied land

5. Both the parties agree that post handover of premises, they will execute the building handover letter and that the said letter will reflect the actual area and actual date of possession of the building.

6. That the **LESSEE** agrees to enhance the rent at the rate of 15% every Three year over and above the existing rent from the date of occupation of the building.

ಗುರುತಿಸುವವರು

B.N.G. (U) S.J.P. Doct: No.BK I.3856 2019-20
Consisting Total Sheets....7.....
Total.....6-10.....Pages

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	D K Ramesh S/o Kenchappa No.100, Devasandra K R Puram, Bangalore-36	D.K.R
2	Rahul S/o M Prasanna Kudlu Village, Sarjapura Hobli, Anekal Taluk, Bangalore Dist.	R.M.P

ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ
ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

ONE Duplicate are Registered along with the original there is no difference between original & the Duplicate.

ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ SRJ-1-03856-2019-20 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ SRJD477 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 22-10-2019 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಸರ್ಜಾಪುರ) 22/10/2019

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಸರ್ಜಾಪುರ) ಜಿ.ಬೆ.ಗ್ರಾ. ಜಿಲ್ಲೆ
THE SEAL OF THE SUB-REGISTRAR BASAVANAGUDI (SARJAPURA)

ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

Designed and Developed by C-DAC, ACTS, Pune

ದಸ್ತಾವೇಜು ಹಾಳೆ

Document Sheet

B.N.G. (U) S.J.P. Doct: No.BK I 3856 2019-20

Consisting Total Sheets.....7.....

Total.....7-10.....Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

That the **LESSEE** agrees to deposit a sum of **Rs. 80,00,000/-** (Rupees Eighty Lacs only) towards rental deposit and is refundable on the termination of this lease without interest paid through RTGS from Axis Bank Ltd, S.R.Nagar, Hyderabad.

If the lessee serves vacation notice the rent will not be paid from the date of notice. The rent for the said period after issuing notice and before actual vacation of the premises and shall be adjusted against rental deposit.

7. That the **LESSEE** hereby agrees to use the said premises for the purpose of running educational institution(s) and not for any other purpose. The **LESSEE** is at liberty to use the leasehold premises for any other Educational Institutions established by him/them.

8. The LESSEE has a right to sub lease the property to any of its group Companies/ firms/ Trusts etc. for the purpose of running the educational institutions.

9. That the **LESSEE** shall be liable to pay the property tax for the constructed area and the open land taxes will paid by the Lessor, and all other municipal taxes and statutory taxes levied by the Municipal Corporation or local authority or State or Central Government in respect of the land. if applicable tax on the rent of the Property shall be borne by **LESSEE**.

10. Lessee will bear all the cost incurred with respect to the building plan.

11. Sanitary connections, BWSSB connections at required capacity has to be obtained by the **LESSEE** only. Any deposits related to them should borne by **LESSEE** only

12. That the Lessee agrees to pay charges which includes but not limited to bore well, electrical repairs etc. too.

13. The **LESSEE** will bear the cost for all the necessary sanctions, permits, No Objection Certificates, Occupancy Certificates and any other statutory requirements from different statutory bodies which include local government, state government, central government, fire department and BBMP etc.

ದಸ್ತಾವೇಜು ಹಾಳೆ

Document Sheet

B.N.G. (U) S.J.P. Doct. No.BK I 3856 2019-20

Consisting Total Sheets 7

Total 8-10 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

14. Both the parties agree that all the license permits and approval will be in the name of Lessor.

15. That the Registration Charges whatsoever required for getting the lease deed registered for any / all purposes with Sub-Registrar of District Registrar shall be borne by the **LESSEE Only**.

16. That the Lessee agree to undertake the responsibility of coloring / painting or doing minor repairs, required for the "Demised Building" once in five years in order to keep it in good state.

17. The Lessor agrees that he will has not interfere in day to day business activities of the Lessee and will not create any issues with respect to the business style of Lessee.

18. In the event of any portion of the leased premises being taken away / acquired for the set-back or for the road widening purposes or otherwise by the statutory authorities the Lessee shall not be entitled to claim any compensation or any other claim whatsoever for any such action from the Lessor property. However, the lease rentals of the premises shall be reduced as per the available plinth area with immediate effect.

19. The Lessee will not be responsible for any damaged caused to the premises due to the natural calamities like earthquake, Hurricanes, riots etc.,

20. The Lessee shall be at liberty to place / install name board / plates, neon signboards, insignia, Logo, Trade signs or any crests signage and such other advertising materials at the "Demised Building" .

ದಸ್ತಾವೇಜು ಹಾಳೆ

Document Sheet

B.N.G. (U) S.J.P. Doct: No.BK I 3856 2019-20

Consisting Total Sheets 7

Total 9-10 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

21. Any notice required to be given hereunder shall be deemed to have been duly given if sent by Registered Post Acknowledgement Due to the Lessor at his residence / address on this Lease Deed and to the Lessee at the licensed office or his office stated in this Lease Deed and shall be deemed to have been received by the addressee on the expiry of 7 (seven) days from the day on which it was delivered at the said address.

22. The Lease deed is engrossed in two sets, one for Lessor and other for Lessee.

23. This agreement is subject to arbitration as per the Indian Conciliation and Arbitration Act, 1996 and all disputes regarding this lease deed, shall be subjected to Bengaluru Jurisdiction Only.

SCHEDULE OF PROPERTY

All that part and parcel of the proposed building coming at **Property bearing No.32/3, Katha No.1378, Situated at Kudlu Village, Singasandra Post, Anekal Taluk, Bangalore District, Now Coming under the Jurisdiction of Bruhath Bangalore Mahanagara Palike (BBMP) Bangalore admeasuring 31071 sq.fts** leased to the Lessee is bounded on :

East	: Property belongs to Mr. M Prasanna
West	: Property belongs to Mrs. Shyla Shashidar
North	: Private property (AECS Layout)
South	: Private property (AECS Layout)

ದಸ್ತಾವೇಜು ಹಾಳೆ

Document Sheet

B.N.G. (U) S.J.P. Doct: No.BK I.3856.2019-20

Consisting Total Sheets....7.....

Total.....10-10.....Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

IN WITNESS WHEREOF the Lessor and Lessee have signed this construction cum Lease agreement with their free will, sound mind, without any force or coercion and read out the above contents having understood, and have affixed their signatures and sealed hereto, on the day, month and year first above mentioned, in the presence of the witnesses mentioned herein below.

WITNESSES:

1. KAHUL.P
#8, 5th Blok
Koramangala Bangalore 560095

2. D.K. Kenneth
#100. Devendra. K.R.Pura
Bk 36

LESSOR

LESSEE

DRAFTED BY

NARENDRA .P,
DWL No.34/2011,
No.4, Basement Floor, O.M.Road,
K.R. Puram, Bangalore – 560 036.

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

ನಮೂನೆ - ಎ (ನಿಯಮ - 11)

ULPIN:
Location Plus Code:
ದಾಖಲೆ ಸಂಖ್ಯೆ : 2238017

ಜಿಲ್ಲೆ: ಬೆಂಗಳೂರು ನಗರ	ನಗರ: ಬಿ.ಬಿ.ಎಂ.ಪಿ	ಸ್ವತ್ತಿನ ತರಹ: ಖಾಸಗಿ	ಸ್ವತ್ತಿನ ವರ್ಗೀಕರಣ: ನಮೂನೆ - ಎ ವಹಿ

ಸ್ವತ್ತಿನ ಹಳೆ ಪಿ.ಐ.ಡಿ ಸಂಖ್ಯೆ	ಸ್ವತ್ತಿನ ಹೊಸ ಇ.ಪಿ.ಐ.ಡಿ ಸಂಖ್ಯೆ	ಹಳೆ ವಾರ್ಡ್ ಸಂಖ್ಯೆ ಮತ್ತು ಹೆಸರು	ಹೊಸ ವಾರ್ಡ್ ಸಂಖ್ಯೆ ಮತ್ತು ಹೆಸರು
-	2642842941	NA	191 - ಸಿಂಗಸಂದ್ರ

ಸ್ವತ್ತಿನ ಸಂಖ್ಯೆ	ರೇಖಾಂಶ ಮತ್ತು ಅಕ್ಷಾಂಶ	ಸ್ವತ್ತಿನ ಪ್ರಕಾರ
124/Sy No 32/8	77.6513026 ಮತ್ತು 12.8859537	ಕಟ್ಟಡದೊಂದಿಗೆ ಸೈಟ್

ಸ್ವತ್ತಿನ ವಿಳಾಸ	ನಿವೇಶನದ ಅಳತೆ(ಅಡಿ./ಮೀ.)	ನಿವೇಶನದ ವಿಸ್ತೀರ್ಣ(ಚ.ಮೀ.)/(ಚ.ಅ)	ಕಟ್ಟಡದ ಪ್ಲಿಂತ್ ಏರಿಯ (ಚ.ಮೀ)/(ಚ.ಅ)
501184-Free sites, Chennakeshavanagar, 32/8,KUDLU,BANGALORE,NEAR KUDLU,NEAR SHIVA TEMPLE,560068	ಪೂರ್ವ-ಪಶ್ಚಿಮ X ಉತ್ತರ-ದಕ್ಷಿಣ 169.4 X 180 / 51.63 X 54.86	2832.8 / 30492	NA

VERIFIED

ಸ್ವತ್ತಿನ ವಿವರಗಳು (ಅಪಾರ್ಟ್ಮೆಂಟ್ / ಬಹು ಮಾಲೀಕತ್ವದ ಕಟ್ಟಡಗಳಿಗೆ ಮಾತ್ರ)

ಅವಿಭಜಿತ ನಿವೇಶನದ ಸಂಖ್ಯೆ	ಮಹಡಿ ಸಂಖ್ಯೆ/ಬ್ಲಾಕ್ ಹೆಸರು	ಫ್ಲಾಟ್ ಸಂಖ್ಯೆ	ಕಾರ್ಪೆಟ್ ವಿಸ್ತೀರ್ಣ (ಚ.ಮೀ.)/(ಚ.	ಅಡಿಷನಲ್ ಬಿಲ್ಟಪ್ ವಿಸ್ತೀರ್ಣ(ಚ.ಮೀ.)/(ಚ.ಅ)	ಸೂಪರ್ ಬಿಲ್ಟಪ್ ಏರಿಯಾ(ಚ.ಮೀ.)/(ಚ.ಅ)	ಅವಿಭಜಿತ ನಿವೇಶನ ಅಳತೆ	ಪಾರ್ಕಿಂಗ್ ಪಾರ್ಕಿಂಗ್ ಲಭ್ಯತೆ/ಯೂನಿಟ್ಸ್/ಏರಿಯ	ಅನುಭೋಗ
NA	NA NA	NA	NA	NA	NA	NA	NA / NA / NA	NA

ಸ್ವತ್ತಿನ ವಿವರಗಳು (ಕಟ್ಟಡಗೆ ಮಾತ್ರ)

ಮಹಡಿ ಸಂಖ್ಯೆ	ವಿಸ್ತೀರ್ಣ(ಚ.ಮೀ)/(ಚ.ಅ)	ತರಹ	ಅನುಭೋಗ	ಮೇಲ್ಛಾವಣಿ ತರಹ	ನೆಲದ ವಿಧ	ಬಳಸಿರುವ ಮರ	ನಿರ್ಮಾಣದ ವರ್ಷ
: ಕಟ್ಟಡ	5165.409024 / 55599.946		ಬಾಡಿಗೆ				2020

ಚಕ್ಕುಬಂದಿ – ಉತ್ತರ	ಚಕ್ಕುಬಂದಿ – ಪೂರ್ವ	ಚಕ್ಕುಬಂದಿ – ಪಶ್ಚಿಮ	ಚಕ್ಕುಬಂದಿ – ದಕ್ಷಿಣ
PRASANNA AND C.SOMSHEKHARS LAND	THE BESIDE ROAD AND THE LAND OF KP MUNIREDDY	SRINIVASA REDDY NAVARA LAND	AECS LAYOUT

ಸ್ವಾಧೀನತೆಗೆ ಪೂರಕ ದಾಖಲೆಗಳು	ಹಕ್ಕು ಬದಲಾವಣೆ ಕಡತದ ಸಂಖ್ಯೆ	ಸ್ವತ್ತಿನ ಭಾವಚಿತ್ರ
ANK-1-03292-2016-17, ದಾಖಲೆ ಸಂಖ್ಯೆ: 1, ದಾಖಲೆ ದಿನಾಂಕ: 03-APR-25, ಅರ್ಜಿದಾರರು ಸಲ್ಲಿಸಿರುವ ದಾಖಲೆಗಳನ್ನು scanned copy ಯೊಂದಿಗೆ ಪರಿಶೀಲಿಸಲಾಗಿ ಖಾತೆ ಸಂಖ್ಯೆ, ಸ್ವತ್ತಿನ ಸಂಖ್ಯೆ, ವಿಸ್ತೀರ್ಣ ಹಾಗೂ ಖಾತೆದಾರರ ಹೆಸರು ತಾಳೆ ಇರುತ್ತದೆ. 24-25 ನೇ ಸಾಲಿನವರೆಗೂ ಕಂದಾಯ ಪಾವತಿಸಿರುತ್ತಾರೆ. ಆದ್ದರಿಂದ ಸದರಿ , ದಾಖಲೆ ಸಂಖ್ಯೆ: EPR4541/2024-25, ದಾಖಲೆ ದಿನಾಂಕ: 03-APR-25	VERIFIED	

ಮಾಲೀಕರ ವಿವರಗಳು

ಕ್ರ. ಸಂ.	ಮಾಲೀಕರ ಹೆಸರು	ತಂದೆ/ ತಾಯಿ/ ಗಂಡ/ ಹೆಂಡತಿ/ ಪ್ರತಿನಿಧಿ	ಮಾಲೀಕರ ಗುರುತಿನ ದಾಖಲೆ	ವಿಳಾಸ	ಮಾಲೀಕರ ಭಾವಚಿತ್ರ
1	ಶೈಲ ಶಶಿಧರ	- W/O ಶಶಿಧರ್ ಸಿ	ಆಧಾರ್ XXXXXXXX0615	೧೦೬೨,೨೦ನೇ ಕ್ರಾಸ್ ೯ನೇ ಮೇನ್,ಹೆಚ್ ಎಸ್ ಆರ್ ಲೇಔಟ್ ಸೆಕ್ಟರ್-೭,ಬೆಂಗಳೂರು ಸೌತ್,ಬೆಂಗಳೂರು,ಕರ್ನಾಟಕ, ,560102	

ಗ್ರಾಮ / ನಗರ ಮಾಪನ	ಸರ್ವೇ ನಂಬರ್ / ಸಿ.ಟಿ.ಎಸ್ ಸಂ	ಋಣಗಳು	ಹಕ್ಕುಗಳು
	NA	NA	NA

ಆಸ್ತಿ ತೆರಿಗೆ ವಿವರಗಳು

ಅಂತಿಮ ಆಸ್ತಿ ತೆರಿಗೆ ಸಂದಾಯವಾದ ನಿರ್ಧಾರಣೆ ವರ್ಷ	ಎಸ್.ಎ.ಎಸ್ ಆರ್ಜಿ ಸಂಖ್ಯೆ	ಬ್ಯಾಂಕಿನ ಹೆಸರು / ಪಾವತಿಸಿರುವ ವಿವರಗಳು	ತೆರಿಗೆ ಸಂದಾಯದ ದಿನಾಂಕ	ಆಸ್ತಿ ತೆರಿಗೆ ಮೊತ್ತ	ಉಪಕರದ ಮೊತ್ತ

ನಮೂನೆ ವಿತರಿಸಿದ ದಿನಾಂಕ	ನಮೂನೆ ಶುಲ್ಕ	ಚಲನ್ ಸಂಖ್ಯೆ / ವಹಿವಾಟಿನ ಸಂಖ್ಯೆ	ನಮೂನೆ ವಿತರಿಸಿದವರು	ನಮೂನೆ ವಿತರಿಸಿದ ಸ್ಥಳ
21/06/2025 19:15:59	125	210625762414	Online	ಬಿ.ಬಿ.ಎಂ.ಪಿ

NARASIMHALU
ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿ
ಬೇಗೂರು
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

ಡಿಜಿಟಲ್ ಸಹಿ ಮಾಡಿರುವುದರಿಂದ ಭೌತಿಕ ಸಹಿಗಳ ಅಗತ್ಯವಿರುವುದಿಲ್ಲ

ಸೂಚನೆ 1 :- ಈ ನಮೂನೆಯು ಗಣಕೀಕರಣ ಮಾಡಿರುವ ಆಧಾರದ ಮೇಲೆ ವಿತರಿಸಲಾಗಿದೆ. ಸದರಿ ನಮೂನೆಯಲ್ಲಿ ತಪ್ಪುಗಳು ಕಂಡು ಬಂದಲ್ಲಿ ದಯವಿಟ್ಟು ಸಂಬಂಧಪಟ್ಟ ಸಹಾಯಕ ಕಂದಾಯ ಅಧಿಕಾರಿಯನ್ನು ಸಂಪರ್ಕಿಸಿ.

KUDLU 1

Validity Upto:**29/03/2025** BANK COPY

Bruhat Bengaluru Mahanagara Palike

Self Assessment of Property Tax - Challan

To be Paid into the Credit of
"Commissioner, Bruhat Bengaluru Mahanagara Palike"

SAS Base Application No:	1901288046
SAS Application for 2024-25	1901288046
Owner Name :	SHAILA SHASHIDHAR
Property Address :	SY NO 32/8, Koodlu, Revenue Converted Layouts, ,
Challan No :	244696524

Property Tax: 2024-2025 Full payment

Bank Name

Branch Name & Code

Particulars	Cash / DD / Cheque / PO
Total ₹	677493.00

Signature of Remitter / Owner

In Words: **Rupees Six Lakhs Seventy Seven Thousand Four Hundred And Ninety Three Only**

Date and Seal **Signature of Receiving Authority**

Printed Date: 18/03/2025

Bank Transaction Number:

Note:

i.The Challan amount shall be paid in any of the authorized Axis Bank/ Canara Bank / HDFC Bank/ ICICI Bank / BangaloreOne Branches within BBMP limits only on or before its Validity Date.
ii. No Bank Commission will be charged by the Bank.
iii.BANK copy of the challan shall be retained by the bank.
iv.This is **ONLY A CHALLAN AND NOT A TAX PAID RECEIPT.** Property tax receipt can be generated only on payment of the same in the BANK.
v. The Amount Remitted will not be refunded.
vi. Payment can be made by Cheque / Cash / DD/ PO.

Validity Upto:**29/03/2025** BBMP COPY

Bruhat Bengaluru Mahanagara Palike

Self Assessment of Property Tax - Challan

To be Paid into the Credit of
"Commissioner , Bruhat Bengaluru Mahanagara Palike"

SAS Base Application No:	1901288046
SAS Application for 2024-25	1901288046
Owner Name :	SHAILA SHASHIDHAR
Property Address :	SY NO 32/8, Koodlu, Revenue Converted Layouts, ,
Challan No :	244696524

Property Tax: 2024-2025 Full payment

Bank Name

Branch Name & Code

Particulars	Cash / DD / Cheque / PO
Total ₹	677493.00

Signature of Remitter / Owner

In Words: **Rupees Six Lakhs Seventy Seven Thousand Four Hundred And Ninety Three Only**

Date and Seal **Signature of Receiving Authority**

Printed Date: 18/03/2025

Bank Transaction Number:

Note:

i.The Challan amount shall be paid in any of the authorized Axis Bank/ Canara Bank / HDFC Bank/ ICICI Bank / BangaloreOne Branches within BBMP limits only on or before its Validity Date.
ii. No Bank Commission will be charged by the Bank.
iii.BBMP copy of the challan shall be sent to BBMP by the Bank.
iv.This is **ONLY A CHALLAN AND NOT A TAX PAID RECEIPT.** Property tax receipt can be generated only on payment of the same in the BANK.
v. The Amount Remitted will not be refunded.
vi. Payment can be made by Cheque / Cash / DD/ PO.

Validity Upto:**29/03/2025** USER COPY

Bruhat Bengaluru Mahanagara Palike

Self Assessment of Property Tax - Challan

To be Paid into the Credit of
"Commissioner, Bruhat Bengaluru Mahanagara Palike"

SAS Base Application No:	1901288046
SAS Application for 2024-25	1901288046
Owner Name :	SHAILA SHASHIDHAR
Property Address :	SY NO 32/8, Koodlu, Revenue Converted Layouts, ,
Challan No :	244696524

Property Tax: 2024-2025 Full payment

Bank Name

Branch Name & Code

Particulars	Cash / DD / Cheque / PO
Total ₹	677493.00

Signature of Remitter / Owner

In Words: **Rupees Six Lakhs Seventy Seven Thousand Four Hundred And Ninety Three Only**

Date and Seal **Signature of Receiving Authority**

Printed Date: 18/03/2025

Bank Transaction Number:

Note:

i.The Challan amount shall be paid in any of the authorized Axis Bank/ Canara Bank / HDFC Bank/ ICICI Bank / BangaloreOne Branches within BBMP limits only on or before its Validity Date.
ii. No Bank Commission will be charged by the Bank.
iii.This is **ONLY A CHALLAN AND NOT A TAX PAID RECEIPT.** Property tax receipt can be generated only on payment of the same in the BANK.
iv. The Amount Remitted will not be refunded.
v. Payment can be made by Cheque / Cash / DD/ PO.

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ - ಕಂದಾಯ ಇಲಾಖೆ

BRUHAT BENGALURU MAHANAGARA PALIKE - REVENUE DEPARTMENT

ಎಸ್.ಎ.ಎಸ್. ಮೂಲ ಅರ್ಜಿ ಸಂಖ್ಯೆ SAS Base Application No: **1901288046**

2024-2025	ಅರ್ಜಿ ಸಂಖ್ಯೆ Application No :	1901288046	ಆಯ್ಕೆ ಮಾಡಿದ ವಾರ್ಡ್ ಸಂಖ್ಯೆ ಮತ್ತು ಹೆಸರು Ward No & Name as declared	191- Singasandra	ಪಾವತಿಸಿದ ಸ್ಥಳ : Payment Location :	AXIS BANK LTD.(AXS) Garvebavipalya

ಆಸ್ತಿ ತೆರಿಗೆ ರಸೀತಿ PROPERTY TAX RECEIPT (ಎಂ.ಎ.ಆರ್. 31ಎ ನಿಯಮ73 M.A.R. 31A Rule 73)

ರಸೀತಿ ಸಂಖ್ಯೆ Receipt No.	24254696524	ದಿನಾಂಕ: Date:	21-03-2025	ವಸತಿ ವಲಯ ವರ್ಗೀಕರಣ Residential zone classification declared by tax payer		ವಸತಿಯೇತರ ವಲಯ ವರ್ಗೀಕರಣ Non Residential zone classification declared by tax payer	E
ಮಾಲೀಕರ ಹೆಸರು : Owner's Name :	SHAILA SHASHIDHAR		ಸ್ವತ್ತಿನ ವಿಳಾಸ : Property Address :	SY NO 32/8 Koodlu, Revenue Converted Layouts, ,		Old PID No / Khatha / Survey No :	SY NO 32/8

Mode of payment Online / Cheque / DD / PO / Cash	000696, ,	ಪಾವತಿ ವಿವರ Payment Details:	Full Payment	ಪಾವತಿ ವ್ಯವಹಾರ ಸಂಖ್ಯೆ Payment Transaction Number :	401754119124

1	2	3	4	5	6	7	8	9	10	11	12
ತೆರಿಗೆ ಪಾವತಿ ವರ್ಷ Tax Paid Year :	ಆಸ್ತಿ ತೆರಿಗೆ Property Tax	ಉಪಕರಗಳು Cesses	ಒಟ್ಟು ತೆರಿಗೆ Total Tax	ಪಡೆದಿರುವ ರಿಯಾಯಿತಿ Rebate Availed	ದಂಡ Penalty	ಬಡ್ಡಿ Interest	ಘನ ತ್ಯಾಜ್ಯ ಉಪಕರ SWM Cess	ಪಾವತಿಸಬೇಕಾದ ನಿವ್ವಳ ತೆರಿಗೆ ಮೊತ್ತ Net Tax to be Paid	ಮುಂಗಡ ತೆರಿಗೆ Advance Tax	ಪಾವತಿಸಲಾದ ಬಾಕಿ ತೆರಿಗೆ ಮೊತ್ತ Balance Tax Paid	ಹೊಂದಾಣಿಕೆ ಮಾಡಬೇಕಾದ ಮೊತ್ತ Excess amount to be adjusted
2024-2025	505612.50	131459.25	637071.75	0.00	100.00	37920.94	2400.00	**677493.00**	0.00	677493.00	0.00

Amount in Words : **Rupees Six Lakhs Seventy Seven Thousand Four Hundred And Ninety Three only**

Please Note : This payment is accepted subject to verification of accounts. If payment instrument is dishonored, then action as per Negotiable Instruments Act will be initiated. Further this payment is accepted subject to verification of the property by the BBMP. If the above declaration made under SAS is found to be false action as per BBMP Act 2020 will be initiated. If the tax-reassessed is more than 5 % than the tax remitted under self-declaration, the evaded tax shall be payable together with a penalty equal to the tax payable along with interest for the difference amount payable calculated @ 9% p.a. (Note: interest @ 9% p.a. shall be applicable from the AY 2021-22 on wards).

Terms and conditions : This computation of property tax caping the increase to 20%-25% is subject to verfication of property and verification of previous property tax returns filed.The tax payer is liable to pay the balance property tax as per rules in all cases of discrepancies.

Submitted date:21-03-2025

This is a computer generated receipt and does not require a seal and signature.