

ದಸ್ತಾವೇಡು ಹಾಳೆ  
Document Sheet

ಬೆಂ-6713  
2023-24

₹ 3/-



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This Document Consists of ..... Pages

First Page Doc. No. 6713 of Book-I

2023-24

LEASE DEED  
THIS DEED OF LEASE is made and executed on this the 14<sup>th</sup> day of March Two Thousand and Twenty-Four at Bangalore.

BETWEEN

**Ms. MARY CHERIYAN @ MARY SUNNY JACOB**

Aged about 68 years,  
D/o Late C. C. Cheriyan,  
W/o Sunny Jacob,  
Residing at 03, Golden Gate Apartment,  
5<sup>th</sup> A Main, N R I Layout, Ramamurthy Nagar,  
Kalkere Bangalore 560 016  
Aadhaar No.: 5101 3343 0802

Hereinafter called "**THE LESSOR**" Which expression wherever it so requires shall mean and include her legal heirs, legal representatives, administrators, executors, successors-in-interest and assigns etc.,) OF THE ONE PART

IN FAVOUR OF

**St. THOMAS EDUCATIONAL INSTITUTE**

Represented by its President, Rev. M.C. Joshua,  
A Regd. Charitable Society,  
Having its Regd. Office at 185/1, Inner Circle,  
Whitefield, Bangalore 560 066  
PAN: AABAS7629B

Hereinafter called "**THE LESSEE**"(which expression wherever it so requires shall mean and include its trustees, administrators, successors in office, successors in interests and assigns etc.,) OF THE OTHER PART.

Mary. S. Jacob

St. C.

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6713

.....Sheet of Doct. No..... of Book  
2023-24

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾರ್ಯೋಚಣೆ ಕೆಲಂ 10 ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

St. THOMAS EDUCATIONAL INSTITUTE is Rep. by Sri.M C JOSHUA ಇವರು ₹58,410.00  
ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ಲಿವರೆ
E-Payment	58,410.00	Online Challan Reference Number RG0324000007407736 Dated:13/03/2024
Total:	58,410.00	

ಸ್ತುತಿ :ಹೆಲಸೋರು

ದಿನಾಂಕ: 14/03/2024

ಉತ್ತಮ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತಿಯ ಆದಿಕಾರಿ  
ಹೆಲಸೋರು, ಬೆಂಗಳೂರು  
14/03/24



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....Sheet of Doc. No. ...., of Book - I

2023-24

WHEREAS the Lessor above named is the absolute owner of all that piece and parcel of land with buildings bearing No. 185/2 (Western Portion of old property no. 185) at Inner Circle, Whitefield, Bangalore East Taluk (previously Bangalore South Taluk); presently Ward No. 84-Hagadooru; PID No.271/185/2, having purchased the same on 03/07/1981 from one Miss. Hyacinth Elsie Bazely vide Regd. Sale Deed bearing No. 1565/1981-82 in Book I, Vol. 1701, pgs.242-246 in the Office of the Sub Registrar, Bangalore South.

AND WHEREAS the Lessee who is a charitable society has been running a school in the welfare of the general public in the above mentioned property in all that piece and parcel of land with buildings bearing No. 185/2 (Western Portion of old property no. 185) at Inner Circle, Whitefield, Bangalore East Taluk (previously Bangalore South Taluk); presently Ward No. 84-Hagadooru; PID No.271/185/2, which started as a primary school in 1982 and subsequently as enrollment of students grew it became a higher primary school in 1986. The high school section was started in 1992 which has been growing from strength to strength requiring additional classroom and playground.

AND WHEREAS the Lessee who is thus in need of additional space and buildings for expanding the efficient running and working of the school and also for fulfilling the various other objectives of the Society including starting PU College, has approached the Lessor and is desirous of entering into a lease for a term of 27 years with regard to all that piece and parcel of land with buildings bearing No. 185/2 (Western Portion of old property no. 185) at Inner Circle, Whitefield, Bangalore East Taluk (previously Bangalore South

May 2023

Sheet of Doc. No. 6815 of Book-1  
2023-24

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- HLS-1-06713-2023-24

ಹಲಸೂರು ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 14/03/2024 ರಂದು 10:50:27 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ  
ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈಸ್
1	ನೋಂದಣಿ ಶುಲ್ಕ	9,735.00
2	ಸೇವಾ ಶುಲ್ಕ	350.00
	ಒಟ್ಟು	10,085.00

St. THOMAS EDUCATIONAL INSTITUTE is Rep. by Sri.M C JOSHUA ಇವರಿಂದ ಹಾಜರು  
ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
1	St. THOMAS EDUCATIONAL INSTITUTE is Rep. by Sri.M C JOSHUA, , 73, Resident of: , 185/1, Inner Circle, Whitefield, Bangalore, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560066 (Presenter)		 Left Thumb	

ಹಿರಿಯ ಉಜ್ಜಿಷ್ಟಿಸಿದ ಕಾಣಿಸಿಕೊಳ್ಳಲಾಗಿಲ್ಲ  
ಹಲಸೂರು ಬಂಗಳೂರು

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
1	St. THOMAS EDUCATIONAL INSTITUTE is Rep. by Sri.M C JOSHUA, , 73, Resident of: , 185/1, Inner Circle, Whitefield, Bangalore, Bengaluru East, BENGALURU URBAN, KARNATAKA - 560066 (Claimant)		 Left Thumb	



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5.....Sheet or Leaf. No. 673 of Book-1  
2023-24

*(Signature)*

Taluk); presently Ward No. 84-Hagadooru; PID No.271/185/2 (more fully described in the Schedule hereunder and hereinafter referred to as the Schedule Property).

AND WHEREAS the Lessor has agreed to grant a lease for a term of 27 years with effect from 1<sup>st</sup> March 2024 till 28<sup>th</sup> February 2052 on terms and conditions mutually agreed upon by both the parties.

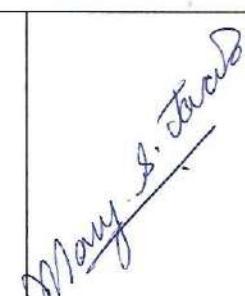
AND WHEREAS the Lessee is an eligible educational institution having met all the prerequisite requirements of the Karnataka Pre- Graduate Education Rules 2006 and other Government Orders/ notifications and letters and has in lieu of having leased the Schedule Property which is non-cancelable has agreed to enter into a long term lease for fulfilling the objectives for effectively and efficiently running the Pre- University college.

**NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS:**

1. The Lessor has agreed to grant and the Lessee has accepted the lease of the said Schedule Property. The term of lease shall be for a period of 27 years from 1<sup>st</sup> March 2024 till 28<sup>th</sup> February 2052.
2. On the expiry of the said period, the Lessee has agreed to terminate the lease and to hand over the vacant possession of the Schedule Property to the Lessor.

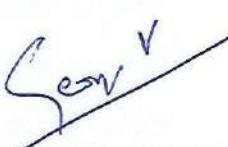
*Mary. S. Jacob*

*(Signature)*

2	<p><b>Smt.MARY CHERIYAN, alias:MARY SUNNY JACOB</b>  <b>D/o C C Cheriyan,</b>  , 68, Resident of: 03, Golden Gate  Apartment, 5th A Main, N R I Layout,  Ramamurthy Nagar, Kalkere,  Bangalore , Bengaluru North,  BENGALURU URBAN,  KARNATAKA - 560016 (Executant)</p>		 Left Thumb	
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ಹಿರಿಯ ಬಾಳಕನೆಂಬುದುಂತಾದಿಕ್ಕಾಗಿ  
ಹಲಸುಯ ಹೆಚ್ಚಿಗೊಳಿಸು

### ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	ThomasCheriyan S/o C Cherian (Identifier)	No.49, GF4,Viviani Road, Richards Town, Bangalore, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560005	
2	GeorgeVarughese S/o V Varughese (Identifier)	67,Ramakrishnappa Road, Cox Town, Bangalore, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560005	

ಹಿರಿಯ ಬಾಳಕನೆಂಬುದುಂತಾದಿಕ್ಕಾಗಿ  
ಹಲಸುಯ ಹೆಚ್ಚಿಗೊಳಿಸು



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.....Sheet of Doc. No.....of Book-I  
2023-24

3. The Lessee has paid an interest free security deposit to the Lessor in the sum of Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only) vide cheque No. 025894, dated 01/03/2024 drawn on State Bank of India, Whitefield Branch, Bangalore which the Lessor has hereby acknowledged. The Lessor shall refund the said security deposit to the Lessee on the expiry of the Lease, or its sooner termination in accordance with the provisions contained in this instrument and when the Lessee hands over vacant possession of the Schedule Property to the Lessor.
4. The lease has commenced from 01/03/2024. The Lessee shall pay a monthly rent of 75,000/- (Rupees Seventy-Five Thousand Only) for the Schedule Property to the Lessor on or before the 7<sup>th</sup> day of the subsequent month.
5. The Lessee shall be responsible for payment of electricity and water charges for power and water consumption by them at the above said Schedule Property during the period of this Lease deed. If any bills are pending, the Lessor shall be at liberty to claim the amount from the Lessee. The Lessee shall be responsible for the payment of the land and building tax to the concerned authorities.
6. The Lessee shall be permitted to put temporary structures, construct, alter, make additions to the buildings on the Schedule property and shall use the Schedule Property for meeting the objectives of the Lessee's organization only after obtaining the Lessor's consent in writing.

Manu. 8/2024

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.....Sheet of Doct. No.....of Book-I  
2023-24

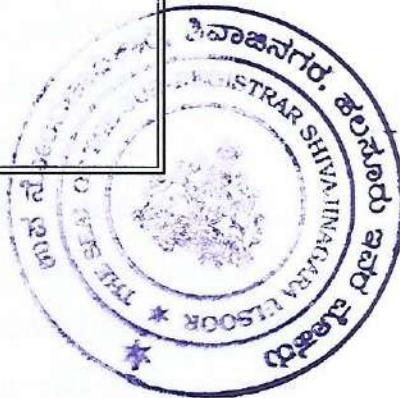
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1 ನೇ ಪ್ರಸ್ತಕದ ದಸ್ತಾವೇಜು  
ನಂಬರ್ HLS-1-06713-2023-24 ಆಗಿ  
ದಿನಾಂಕ 14/03/2024 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯಾನಾಳ  
ಮಾದರಿಯಲ್ಲಿ

ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದ.

ಹಿರಯ ಶ್ರೀ ಪ್ರಾಂತ್ಯದ ನೋಂದಾದಿಕಾರಿ  
ಹಿರಯ ಶ್ರೀ ಪ್ರಾಂತ್ಯದ ನೋಂದಾದಿಕಾರಿಗಳು  
ಹಂಗಳೂರು





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.....Sheet of Doc. No. .... of Book-I

2023-24

7. The Lessee shall not assign or sublet the Schedule Property without the Lessor's consent in writing for meeting the objectives of the Lessee.
8. Notwithstanding anything hereinabove contained, the Lessee may terminate the lease by three months prior notice in writing on the Lessor terminating the lease and upon the expiry of the period of such notice, the lease shall stand terminated. However, the Lessor shall not terminate the Lessor before the expiry of the lease as stipulated in clause 1 except if the Lessee defaults for two months consecutively in payments of rent as specified in clause 4.

#### SCHEDULE PROPERTY

All that piece and parcel of land with buildings bearing No. 185/2 (Western Portion of old property no. 185) at Inner Circle, Whitefield, Bangalore East Taluk (previously Bangalore South Taluk); presently Ward No. 84-Hagadooru; PID No.271/185/2

Bounded on:

East: Private Property (Eastern portion of old property No.185 belonging to Mr. Thomas Cherian) along with 10 ft passage;

West: Property belonging to Mrs. Grace Sequeira;

North: Munivenkatappa's Property;

South: Property belonging to Mr. Truter and Mr. Dickens.

Mary. S. Jacob

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.....Sheet of Doct. No.....of Book-]

2023-24

Measuring:

East: 141 ft or 42.97 mtrs;

West: 157 ft or 47.85 mtrs;

North: 58 ft or 17.68 mtrs;

South: 64 ft or 19.51 mtrs.

Total area: 844.17 sq mtrs

The 10 ft passage left on the northern side of the property is common to this portion and the portion sold to Mr. Thomas Cherian.

The old buildings comprise an area of 11,674 sq ft, and the new buildings comprise an area of 5,024 sq ft. The total area of the buildings is 16,788 sq ft. The buildings have RCC structure, steel windows, and having electricity and water connection.

IN WITNESS WHEREOF OF THE PARTIES HAVE SIGNED AND EXECUTED THIS LEASE DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1.   
THOMAS CHERIAN  
49-VIVIAH ROAD GF4  
RICHARD TOWER  
BANGALORE-560 005

LESSOR

LESSEE

2.   
GEORGE VALUSHEKAR  
67, R K ROAD  
Cox Town  
BANGALORE 560 005

DRAFTED BY

Namrata

NAMRATA GEORGE  
DRAFTS

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Document Sheet

BK 1 - 1142  
Date: 2021-22  
No. O/4:



₹ 3/-

This Document Consist of ..... Pages

First Page Doc. No. 1142 of Book-I  
LEASE DEED 2021-22

THIS DEED OF LEASE is made and executed on this the 16<sup>th</sup> day of July  
Two Thousand and Twenty-One at Bangalore.

BETWEEN:

**Mr. THOMAS CHERIYAN**

Aged about 70 years  
S/o Late C. C. Cherian  
Residing at No. 49, GF4,  
Viviani Road,  
Richards Town, Bangalore 560 005.  
AADHAAR No. 5345 4559 6671

Hereinafter called "**THE LESSOR**" Which expression wherever it so requires shall mean and include his legal heirs, legal representatives, administrators, executors, successors-in-interest and assigns etc.,) OF THE ONE PART

IN FAVOUR OF

**St. THOMAS EDUCATIONAL INSTITUTE**

Represented by its President, Rev. M.C. Joshua,  
A Regd. Charitable Society,  
Having its Regd. Office at 185/1, Inner Circle,  
Whitefield, Bangalore 560 066.  
PAN No. AABAS7629B

Hereinafter called "**THE LESSEE**"(which expression wherever it so requires shall mean and include its trustees, administrators, successors in office, successors in interests and assigns etc.,) OF THE OTHER PART.



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂಡೆಂಟ್ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration  
ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾರ್ಯ್ಯಯ ಕಲಂ 10 ವ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ST.THOMAS EDUCATIONAL INSTITUTE rep by its President REV.M.C. JOSHUA . . , ಇವರು  
55000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ಧ್ವನಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವರದಿ
ಚಲನೆ	55000.00	Challan No CR0721003000320983 Rs.55000/- dated 12/Jul/2021
ಒಟ್ಟು :	55000.00	

ಸ್ಥಳ : ಹೆಲ್ಸೋರು

ದಿನಾಂಕ : 19/07/2021

ಉಪ-ನೋಂಡೆಂಟ್ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ  
ಪಿರಿಯ ಉಪನೋಂಡೆಂಟ್ ಕಾರ್ಯಾಲಯ  
(ಹೆಲ್ಸೋರು)  
ಹೆಲ್ಸೋರು, ಬೆಂಗಳೂರು



ಅಂ. O/4:

Sheet of Doct. No. 1142 of Book I  
2021-22

WHEREAS the Lessor above named is the absolute owner of all that piece and parcel of land with buildings bearing No. 185/1, Inner Circle, Whitefield, Bangalore having purchased the same on 03/07/1981 from one Miss. Hyacinth Elsie Bazely vide Regd. Sale Deed bearing No. 1573/1981-82 in Book I, Vol. 1708, pgs.47-52 in the Office of the Sub Registrar Bangalore South.

AND WHEREAS the Lessee who is a charitable society has been running a school in the welfare of the general public in the above mentioned property in all that piece and parcel of land with building bearing No. 185/1, Inner Circle, Whitefield, Bangalore which started as a primary school in 1982 and subsequently as enrollment of students grew it became a higher primary school in 1986. The high school section was started in 1992 which has been growing from strength to strength requiring additional classroom and playground.

AND WHEREAS the Lessee who is thus in need of additional space and buildings for expanding the efficient running and working of the school and also for fulfilling the various other objectives of the Society including starting PU College, has approached the Lessor and is desirous of entering into a lease for a term of 29 years 11 months with regard to all that piece and parcel of land with buildings bearing No. 185/1, Inner Circle, Whitefield, Bangalore (more fully described in the

4 1142

Sheet of Doct. No. .... of Book-1  
2021-22

Print Date &amp; Time : 19-07-2021 10:30:30 AM

ದಸ್ತಾವೇಚು ಸಂಖ್ಯೆ : 1142

ಹಲಸೂರು ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರಸ್ತೆ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 19-07-2021 ರಂದು 10:09:19 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಶೈಲ್
1	ನೋಂದಣಿ ಶುಲ್ಕ	9100.00
2	ನೇವಾ ಶುಲ್ಕ	350.00
	ಒಟ್ಟು :	9450.00

ಶ್ರೀ ST.THOMAS EDUCATIONAL INSTITUTE rep by its President REV.M.C. JOSHUA . . ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ST.THOMAS EDUCATIONAL INSTITUTE rep by its President REV.M.C. JOSHUA . .			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ



ಸ್ವಾ ರಚಿಸ್ತಾರ  
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು  
ಹಲಸೂರು, ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	ST.THOMAS EDUCATIONAL INSTITUTE rep by its President REV.M.C. JOSHUA . C/o ...  (ಬರೆದುಕೊಂಡವರು)			
2	MR. THOMAS CHERIYAN S/O LATE C.C. CHERIYAN . C/o ...  (ಬರೆದುಕೊಂಡವರು)			



ಸ್ವಾ ರಚಿಸ್ತಾರ  
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು  
ಹಲಸೂರು, ಬೆಂಗಳೂರು



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S Sheet of Doc. No. 1142 of Book 1  
2021-22

Schedule hereunder and hereinafter referred to as the Schedule Property).

AND WHEREAS the Lessor has agreed to grant a lease for a term of 29 years 11 months with effect from 1 July 2021 on terms and conditions mutually agreed upon by both the parties.

**NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS:**

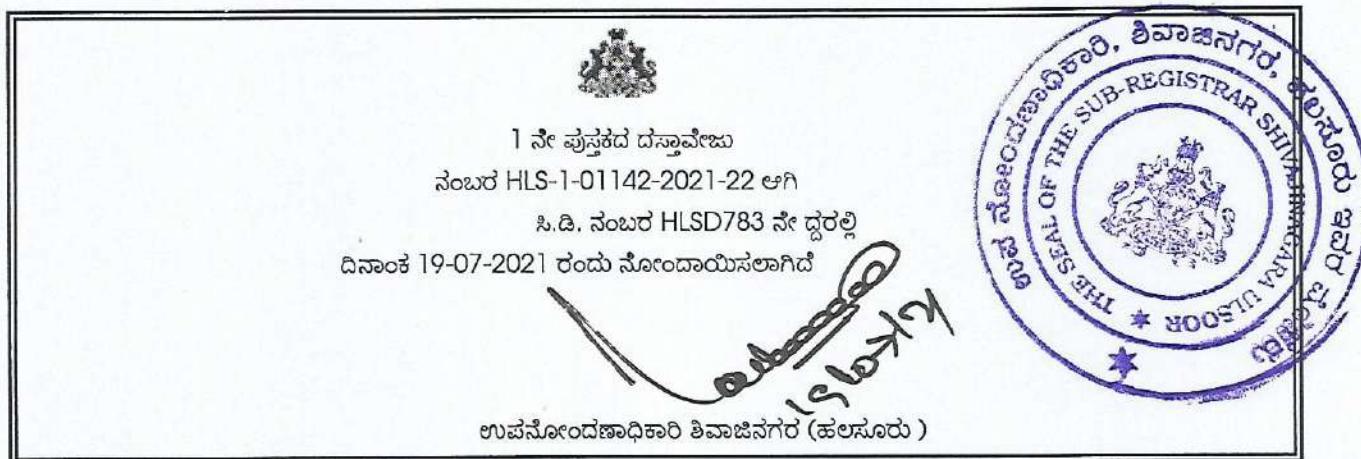
1. The Lessor has agreed to grant and the Lessee has accepted the lease of the said Schedule Property. The term of lease shall be for a period of 29 years and 11 months.
2. On the expiry of the said period, the Lessee has agreed to terminate the lease and to hand over the vacant possession of the Schedule Property to the Lessor.
3. The Lessee has paid an interest free security deposit to the Lessor in the sum of Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only) vide cheque No. 795905 dated 01/06/2021 drawn on State Bank of India which the Lessor has hereby acknowledged. The Lessor shall refund the said security deposit to the Lessee on the expiry of the Lease, or its sooner termination in accordance with the provisions contained in this instrument and when the Lessee

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6 Sheet of Doct. No. 1142 of Book No. 2021-22

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಂ
1	SUNNY JACOB # FLAT NO. 003, GOLDEN GATE APTS, KALKERE , R M NAGAR, BANGALORE -16	<i>Sunny Jacob</i>
2	GEORGE VARUGHESE # 67, R K ROAD, BANGALORE	<i>George</i>

ಹಿರಿಯ ಉಪನೋಂದಜಾಧಿಕಾರಿಗಳಿಗೆ  
ಹಲಸೂರು, ಬೆಂಗಳೂರು



**K.V. RAVIKUMAR**

Designed and Developed by C-DAC, ACTS, Pune  
Senior Sub-Registrar  
Halasuru, Bengaluru



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೭ Sheet of Doc. No. 1142 of Book 1  
2021-22

hands over vacant possession of the Schedule Property to the Lessor.

4. The lease has commenced from 1/07/2021. The Lessee shall pay a monthly rent of 75,000/- (Rupees Seventy-Five Thousand Only) for the Schedule Property to the Lessor on or before the 7<sup>th</sup> day of the subsequent month.
5. The Lessee shall be responsible for payment of electricity and water charges for power and water consumption by them at the above said Schedule Property during the period of this Lease deed. If any bills are pending, the Lessor shall be at liberty to claim the amount from the Lessee. The Lessee shall be responsible for the payment of the land and building tax to the concerned authorities.
6. The Lessee shall be permitted to construct, alter, make additions to the buildings on the Schedule property and shall use the Schedule Property for meeting the objectives of the Lessee's organization only after obtaining the Lessor's consent in writing.
7. The Lessee shall not assign or sublet the Schedule Property without the Lessor's consent in writing for meeting the objectives of the Lessee.

*S. Sh. Muralidhar*



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Sheet of Doct. No. 1142 of Book 7  
2021-22

8. Notwithstanding anything hereinabove contained, the Lessee may terminate the lease by three months prior notice in writing on the Lessor terminating the lease and upon the expiry of the period of such notice, the lease shall stand terminated. However, the Lessor shall not terminate the Lessor before the expiry of the lease as stipulated in clause 1 except if the Lessee defaults for two months consecutively in payments of rent as specified in clause 4.

#### SCHEDULE PROPERTY

All that piece and parcel of land with buildings bearing No. 185/1, (Eastern Portion of old property no. 185) Inner Circle, Whitefield, Bangalore East Taluk (previously Bangalore South Taluk) WARD NO. 84 – Hagadooru, PID No. 271/185/1

Bounded on:

East : Inner Circle Road

West: Private property (Western portion of old property no. 185 sold to Mrs. Mary Cherian)

North: 10 feet approach road and H B Munivenkatappa's Property

South: Private property (belonging to Mr. Dickens and Mr. Truter)

*John Michael*

*J. L.*



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Measuring

9  
Sheet of Doc. No. 1142 of Book I  
2021-22

East to West on the Northern side: 141 ft or 42.97 mtrs.

East to West on the Southern side: 141 ft or 42.97 mtrs.

North to South on the Eastern side: 93 ft or 28.34 mtrs

North to South on the Western side: 131 feet or 39.92 mtrs.

The 10 ft passage left on the northern side of the property is common to this portion and the portion sold to Mrs. Mary Cherian.

IN WITNESS WHEREOF OF THE PARTIES HAVE SIGNED AND EXECUTED THIS  
LEASE DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1. Sunny Jacob  
Sunny Jacob  
Flat No. 003  
Golden Gate Apartment  
NRI Layout, R.M.Nagar, B-16

W.S. John  
LESSOR

J. L.

2. George V

LESSEE

GEORGE VARUGHESSE  
67, R.K. ROAD  
BOX TOWN,  
BANGALORE - 5

Drafted by me  
Namrata  
NAMRATA GEORGE  
ADVOCATE

ದಸ್ತಾವೇಚು ಹಾಳೆ  
Document Sheet

₹ 3/-



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This Document Consist of ..... Pages

First Page Doc. No. .... 6143 of Book-I

2022-23

RECTIFICATION OF LEASE DEED

THIS DEED OF RECTIFICATION is made and executed on this the 7th day of February Two Thousand and Twenty-Three at Bengaluru

BETWEEN:

**Mr. THOMAS CHERIYAN**

Aged about 70 years  
S/o Late C. Cheriyam  
Residing at No. 49, GF4,  
Viviani Road,  
Richards Town, Bangalore 560 005.  
AADHAAR No. 5345 4559 6671

Hereinafter called "THE LESSOR" Which expression wherever it so requires shall mean and include his legal heirs, legal representatives, administrators, executors, successors-in-interest and assigns etc.,) OF THE ONE PART

IN FAVOUR OF

**St. THOMAS EDUCATIONAL INSTITUTE**  
Represented by its President, Rev. M.C. Joshua,  
A Regd. Charitable Society,  
Having its Regd. Office at 185/1, Inner Circle,  
Whitefield, Bangalore 560 066.  
PAN No. AABAS7629B

Hereinafter called "THE LESSEE"(which expression wherever it so requires shall mean and include its trustees, administrators, successors in office, successors in interests and assigns etc.,) OF THE OTHER PART.

WHEREAS the Lessor above named being the absolute owner of all that piece and parcel of land with buildings bearing No. 185/1, Inner Circle, Whitefield, Bangalore had entered

Sheet of Doct. No.....of Book-  
2022-23



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾರ್ಥ ಇಲಾಖೆ  
Department of Stamps and Registration  
ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾರ್ಥ ಕಾರ್ಯೀಯ ಕಲಂ 10 ವ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/S St. THOMAS EDUCATIONAL INSTITUTE represented by its President Rev. M. C. Joshua , ಇವರು 500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾರ್ಥ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಷ್ಟಿರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚೆಲನ್	500.00	Challan No CR0223003000200446 Rs.500/- dated 07/Febr/2023
ಒಟ್ಟು:	500.00	

ಸ್ಥಳ : ಹೆಲ್ಸೂರು

ದಿನಾಂಕ : 08/02/2023

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುತ್ತಿ ಅಧಿಕಾರ  
ಹಿರಿಯ ಉಕ್ಕಣಿಷ್ಟಾರ್ಥಕಾರಿಗಳು  
ಹೆಲ್ಸೂರು, ಬೆಂಗಳೂರು

Designed and Developed by C- DAC Pune.



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...Sheet of Doct. No.....of Book-I  
2022-23

into a lease deed dated 16<sup>th</sup> July 2021 bearing Regd. Document No. 1142 /21-22, Book I, in the Office of the Sub Registrar Halasuru more fully described in the Schedule hereunder and hereinafter referred to as the Schedule Property.

AND WHEREAS in the aforesaid principal Lease Deed, the parties had erroneously forgotten to record “**having met all the prerequisite requirements of the Karnataka Pre Graduate Education Rules 2006 and other Government orders/ notifications and letters**” and the parties herein have agreed to rectify the defect, in the manner hereinafter appearing.

AND WHEREAS through this Deed of Rectification, except the above-mentioned alterations, the remaining particulars as to the description of the property, schedule, municipal number, and covenants, remain the same. Neither of the parties herein have received or paid any consideration towards this transaction. The guidance value of both the villages are one and the same.

#### NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:

That the principal deed shall be rectified and corrected in the following manner namely:-

1. Add the following paragraph in the recitals on page 3 after the second paragraph:

“AND WHEREAS the Lessee is an eligible educational institution having met all the prerequisite requirements of the Karnataka Pre- Graduate Education Rules 2006 and other Government Orders/ notifications and letters and has in lieu of having leased the Schedule Property and having completed more than 30 years of lease which was non-cancelable has agreed to enter into a fresh long

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Sheet of Doct. No. .... of Book-I

2022-23

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ಹಲಸೂರು ದ್ವಿಲ್ಯಾಪ ಉಪನೋಂದಾಧಿಕಾರಿ ತಿವಾಚಿನಗರ ರಸ್ತೆ ಕೆರಿಯಲ್ಲಿ ದಿನಾಂಕ 08-02-2023 ರಂದು 10:57:41 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಈ ಲ್ಯಾಪ್‌ಎಂದಿಗೆ

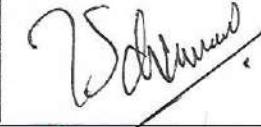
ತ್ವರಿತ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಟ್ರೈ
1	ನೋಂದಣಿ ಶ್ಲೂಪ	500.00
2	ಸೇವಾ ಶ್ಲೂಪ	420.00
	ಒಟ್ಟು:	920.00

ಶ್ರೀ M/S St. THOMAS EDUCATIONAL INSTITUTE represented by its President Rev. M. C. Joshua ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹಬ್ಬಿಟ್ಟನೆ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S St. THOMAS EDUCATIONAL INSTITUTE represented by its President Rev. M. C. Joshua			

ಬರೆದುಕೊಂಡಿದ್ದಾಗಿ ಒಟ್ಟುರುತ್ತಾರೆ

ಸಬ್ರಹಿಂದ್ರಾ ರಂಗಪ್ಪಾ ಹಿರಿಯ ಉಪನೋಂದಾಧಿಕಾರಿಗಳು  
ಹಲಸೂರು, ಬೆಂಗಳೂರು

ತ್ವರಿತ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹಬ್ಬಿಟ್ಟನೆ ಗುರುತು	ಸಹಿ
1	M/S St. THOMAS EDUCATIONAL INSTITUTE represented by its President Rev. M. C. Joshua ಬಿನ್‌ (ಬರೆದುಕೊಂಡವರು)			
2	Mr THOMAS CHERIYAN S/o Late C. Cherian (ಬರೆದುಕೊಂಡವರು)			

ಸಬ್ರಹಿಂದ್ರಾ ರಂಗಪ್ಪಾ ಹಿರಿಯ ಉಪನೋಂದಾಧಿಕಾರಿಗಳು  
ಹಲಸೂರು, ಬೆಂಗಳೂರು



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...Sheet of Doc. No.....of Book-I  
2022-23

term lease for fulfilling the objectives for effectively and efficiently running the Pre-University college."

### SCHEDULE PROPERTY

All that piece and parcel of land with buildings bearing No. 185/1,(Eastern Portion of old property no. 185 ) Inner Circle, Whitefield, Bangalore East Taluk (previously Bangalore South Taluk) WARD NO. 84 – Hagadooru, PID No. 271/185/1

#### **Bounded on:**

East : Inner Circle Road

West: Private property (Western portion of old property no. 185 sold to Mrs. Mary Cherian)

North: 10 feet approach road and H B Munivenkatappa's Property

South: Private property (belonging to Mr. Dickens and Mr. Truter)

#### **Measuring**

East to West on the Northern side: 141 ft or 42.97 mtrs.

East to West on the Southern side: 141 ft or 42.97 mtrs.

North to South on the Eastern side: 93 ft or 28.34 mtrs

North to South on the Western side: 131 feet or 39.92 mtrs.

The 10 ft passage left on the northern side of the property is common to this portion and the portion sold to Mrs. Mary Cherian.

The parties herein had accepted the Lease on Schedule Property as rectified and modified as above. The Purchaser had taken the actual physical possession of the Schedule Property as on the date of the principal deed.

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..Sheet of Doct. No.....of Book-  
2022-23

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Sunny Jacob 003, Golden Gate Apts., NRI Layout, B'llore	<i>Sunny Jacob</i>
2	George Varughese 67, R K Road, Cox Town, B'llore	<i>George</i>

ಸಭ್ಯ ರಚಿಸ್ತಾರ  
ಹಿರಿಯ ಉಪನೇಂದ್ರಾಧಿಕಾರಿಗಳು  
ಹಲಸೂರು, ಬೆಂಗಳೂರು



Designed and Developed by C-DAC, ACTS, Pune

ಹಿರಿಯ ಉಪನೇಂದ್ರಾಧಿಕಾರಿಗಳು  
ಹಲಸೂರು, ಬೆಂಗಳೂರು



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...Sheet of Doc. No. .... of Book I

2022-23

IN WITNESS WHEREOF OF THE PARTIES HAVE SIGNED AND EXECUTED  
THIS LEASE DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE  
WRITTEN.

WITNESSES:

1. *Sunny Jacob*

SUNNY JACOB  
003, Golden Gate Apl.  
5-A main, NRI Layout  
Kakkare, R M Nagar - B-16

*W. Schmeid*

LESSOR

*A. J. S.*

LESSEE

2. *George Varughese*

GEORGE VARUGHESSE  
67, R. K. ROAD,  
COXTOWN,  
BANGALORE 560 005

Drafted by me  
Namrata

NAMRATA GEORGE