

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

₹ 3/-

6713
2023-24

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACSL

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This Document Consist of Pages

First Page Doc. No. 6713 of Book-1

2023-24

Y/5:

LEASE DEED

THIS DEED OF LEASE is made and executed on this the 14th 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,
5th 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

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ 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 ವಿವರ
E-Payment	58,410.00	Online Challan Reference Number RG0324000007407736 Dated:13/03/2024
Total:	58,410.00	

ಸ್ಥಳ :ಹಲಸೂರು

ದಿನಾಂಕ: 14/03/2024

ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
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.....Sheet of Doc. No.of Book-1

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




Manoj K. J.

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.ಪೈ
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	ಹೆಬ್ಬೆಟ್ಟಿನ 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	

ಹರಿಯ ಉಪನೋಂದಣಿ ಕಾರಿ
ಹಲಸೂರು, ಬೆಂಗಳೂರು

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ 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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5Sheet or Doc. No. 6413of Book-1
2023-24

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).



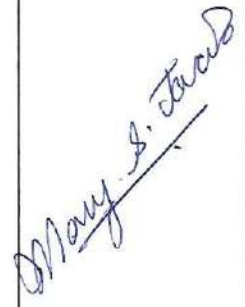
AND WHEREAS the Lessor has agreed to grant a lease for a term of 27 years with effect from 1st March 2024 till 28th February 2052 on terms and conditions mutually agreed upon by both the parties.

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 1st March 2024 till 28th 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. E. Jacob

2	Smt.MARY CHERIYAN, alias:MARY SUNNY JACOB D/o C C Cherian, , 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)		 Left Thumb	
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ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರಾದಿ ಕಛರಿ
ಹಲಸೂರು, ಬೆಂಗಳೂರು

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	ThomasCherian 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 ಉಪನಿರ್ದೇಶಕರಾದಿ ಕಛರಿ
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.....Sheet of Doct. No. of Book-I

1023-24

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 7th 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.

M. S. S. S. S.



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು

ನಂಬರ್ HLS-1-06713-2023-24 ಆಗಿ

ದಿನಾಂಕ 14/03/2024 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ
ಮಾದರಿಯಲ್ಲಿ

ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
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.....Sheet of Doct. 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 Cheriyan) 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 Cheriyan.

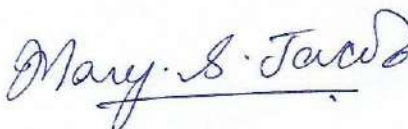
The old buildings comprise an area of 11,674 sq ft, and the new buildings comprise an area of 5,024 sq ft. The total area of the buildings is 16,788 sq ft. The buildings have RCC structure, steel windows, and having electricity and water connection.

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


WITNESSES:

1.

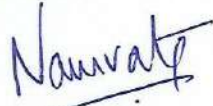

THOMAS CHERIYAN
49-VIVIAN ROAD 9F4
RICHARDS TOWER
BANGALORE-560 005


LESSOR

2.


GEORGE VALUCHAN
67, R K ROAD
Cox Town
BANGALORE 560 005


LESSEE

DRAFTED BY

NAMRATA GEORGE

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Document Sheet

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This Document Consist of 9 Pages

First Page Doct. No. 1142 of Book-I

LEASE DEED

2021-22

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

BETWEEN:

Mr. THOMAS CHERIYAN

Aged about 70 years

S/o Late C. C. Cheriyan

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
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration
ಪ್ರಮಾಣ ಪತ್ರ


1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

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

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

ಸ್ಥಳ : ಹಲಸೂರು

ದಿನಾಂಕ : 19/07/2021


ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
(ಹಲಸೂರು)
ಹಲಸೂರು, ಬೆಂಗಳೂರು

ದಸ್ತಾವೇಜು ಹಾಳೆ
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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



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



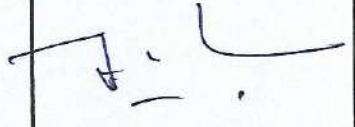
Print Date & Time : 19-07-2021 10:30:30 AM

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



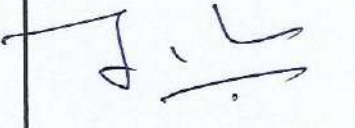



ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	9100.00
2	ಸೇವಾ ಶುಲ್ಕ	350.00
	ಒಟ್ಟು :	9450.00

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

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

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಹಲಸೂರು, ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

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

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಹಲಸೂರು, ಬೆಂಗಳೂರು

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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Sheet of Doct. No.

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

ಗುರುತಿಸುವವರು

6
Sheet of Doct. No. 1142 of Book-1
2021-22

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
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 ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಹಲಸೂರು, ಬೆಂಗಳೂರು

<p style="text-align: center;"> 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ HLS-1-01142-2021-22 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ HLSD783 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 19-07-2021 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ <i>K.V. Ravikumar</i> ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಹಲಸೂರು)</p>	<p style="text-align: center;"></p>
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K.V. RAVIKUMAR
Senior Sub-Registrar
Halasuru, Bengaluru

Designed and Developed by C-DAC, ACTS, Pune



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1142

Sheet of Doc. No. of Book

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 7th 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.

[Signature]

7.12



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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 Cheriyan)

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

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

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

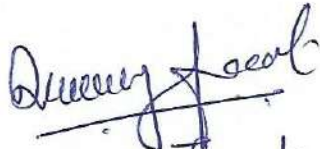
Measuring


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.

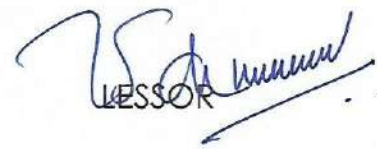
The 10 ft passage left on the northern side of the property is common to this portion and the portion sold to Mrs. Mary Cheriyan.

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
Flat No. 003
Golden Gate Apartment
NRI layout, Rm. Nagar. B-16

2. 
GEORGE VARUGHESE
67, R.K. ROAD
LOXTOWN,
BANGALORE - 5


LESSOR


LESSEE

Drafted by me
Namvate
NAMRATA GEORGE
ADVOCATE

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Document Sheet

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2022-23

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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACSL

This Document Consist of 7 Pages
First Page Doct. No. 643 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. Cheriyan

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

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



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

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/S St. THOMAS EDUCATIONAL INSTITUTE represented by its President Rev. M. C. Joshua , ಇವರು 500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

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

ಸ್ಥಳ : ಹಲಸೂರು

ದಿನಾಂಕ : 08/02/2023

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು
ಹಲಸೂರು, ಬೆಂಗಳೂರು
08/02/2023

Designed and Developed by C- DAC Pune.



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6143

...Sheet of Doct. No. of Book-1
2022-23

into a lease deed dated 16th 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



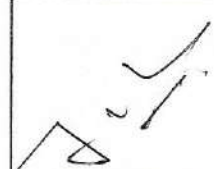
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ಹಲಸೂರು ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ತಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 08-02-2023 ರಂದು 10:57:41 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ







ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	500.00
2	ಸೇವಾ ಶುಲ್ಕ	420.00
	ಒಟ್ಟು :	920.00

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

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

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಹಲಸೂರು, ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/S St. THOMAS EDUCATIONAL INSTITUTE represented by its President Rev. M. C. Joshua (ಬರೆಸಿಕೊಂಡವರು)			
2	Mr THOMAS CHERIYAN S/o Late C. Cheriyan (ಬರೆದುಕೊಡುವವರು)			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಹಲಸೂರು, ಬೆಂಗಳೂರು

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Document Sheet

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...Sheet of Doct. 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 Cheriyan)

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

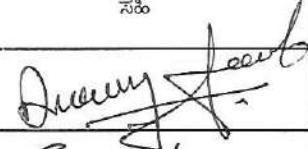
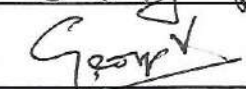
North to South on the Western side: 131 feet or 39.92 mtrs.

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

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.

ಗುರುತಿಸುವವರು

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..Sheet of Doct. No.....of Book-1
2022-23

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

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಹಲಸೂರು, ಬೆಂಗಳೂರು

<p style="text-align: center;"> 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ್ HLS-1-06143-2022-23 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ್ HLSD1205 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 08-02-2023 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಹಲಸೂರು)</p>	
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Designed and Developed by C-DAC, ACTS, Pune

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಹಲಸೂರು, ಬೆಂಗಳೂರು

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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...Sheet of Doct. 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 Apt.
5-A main, NRI Layout
Kothare, RM Nagar-13-16

Schneider
LESSOR

2. George Varughese
GEORGE VARUGHESE
67, R.K. ROAD,
COX TOWN,
BANGALORE 560 005

J. S.
LESSEE

Drafted by me
Namrata
NAMRATA GEORGE