

2007-08

ಅ.ಜಿ.ನಂ.ಬಿ.ಡಿ.ಎ

5219
2007-08

C.A. SITE LEASE AGREEMENT



1. That this Agreement of Lease entered into this ...6th... Day of Sept...Two Thousand Seven between M/S SAMRUDDHI EDUCATIONAL & CULTURAL TRUST (R), represented by its Chairman SRI. MADAN MALLU, Aged about 48 years, S/o Sri. Mahadevaiah, residing at No. 7/31, 2nd Main, Domlur Layout, Bangalore-560071, hereinafter called the LESSEE on the ONE PART and the Bangalore Development Authority, Bangalore, represented by its Deputy Secretary, hereinafter called the LESSOR on the other part. The terms, "LESSEE" and "LESSOR", mentioned above in this agreement shall mean and include the successors in Office or representatives or assigns, WITNESSETH as follows :

2. That the LESSEE applied for the Lease of Civic Amenity Site to the LESSOR for the benefit and use of the said site for the construction of "COMMUNITY HALL" for the specific purpose mentioned hereunder the LESSOR having agreed to for Lease of the schedule land to the LESSEE vide Sub. No. 129/06, Dated 16.09.2006 subject to the terms and conditions mentioned hereafter. That the lease property which is more fully described in the schedule to this agreement has been leased for a period of THIRTY (30) YEARS commencing from the date of Registration of C.A Site Lease Agreement.

For Samruddhi Educational and Cultural Trust (R)
[Signature]
Chairman & Managing Trustee

[Signature]
...2/
ಉಪನಿರ್ದೇಶಕರು-1
ಬಿ.ಎ. ನಿರೀಕ್ಷಕ ವಿಭಾಗ
ಬಿ.ಎ.ಎ. ಬೆಂಗಳೂರು

1ನೇ ಪುಟಕ 5219 ನೇ ದಾಖಲೆ ಸಂಖ್ಯೆ 9ನೇ ಪುಟ

Print Date & Time : 21-09-2007 04:16:02 PM

2007-08

ದಾಖಲೆ ಸಂಖ್ಯೆ : 5219

Signature
ಅ.ಬಿ.ನರಸಿಂಹ.ಬಿ.ಡಿ.ಎ.

Additional District Registrar ಕಛೇರಿಗೆ ಸಲ್ಲಿಸಿದ ಅಧಿವೃತ್ತ ಪ್ರಾಧಿಕಾರ ವಹಿತಿ ನಿರೀಕ್ಷಾಧಿ ದಾಖಲೆ 21-09-2007 ರವರೆಗೆ 03:49:28 PM ರವರೆಗೆ ಈ ದಿನದ ವಾಚಾಂಗಿತ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಮೊ.
1	ಸೇವೆಗೆ ದಾಖಲೆ	30000.00
2	ಪ್ಯಾನ್ ಕಾರ್ಡ್	200.00
3	ಸೇವೆಗೆ ಬಂದ ವೇತನ	20.00
	ಒಟ್ಟು	30200.00

ಶ್ರೀ M/S SAMRUDDHI EDUCATIONAL & CULTURAL TRUST (O), represented by its Chairman SRI. MADAN MALLU S/o. S. Mahadevaiah ಅಧಿಕಾರ ವಹಿತಿ ಪಡೆದುದಾಗಿ

ವಿವರ	ಚಿತ್ರ	ನಿರೀಕ್ಷಾಧಿ	ಇತರೆ
ಶ್ರೀ M/S SAMRUDDHI EDUCATIONAL & CULTURAL TRUST (O), represented by its Chairman SRI. MADAN MALLU S/o. S. Mahadevaiah			For Samrudhi Educational and Cultural Trust (O) Chairman & Managing Trustee



Signature
ಅಧಿಕ ಬೆಂಗಳೂರು ಜಿಲ್ಲಾ ಅಧಿಕಾರಿ
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

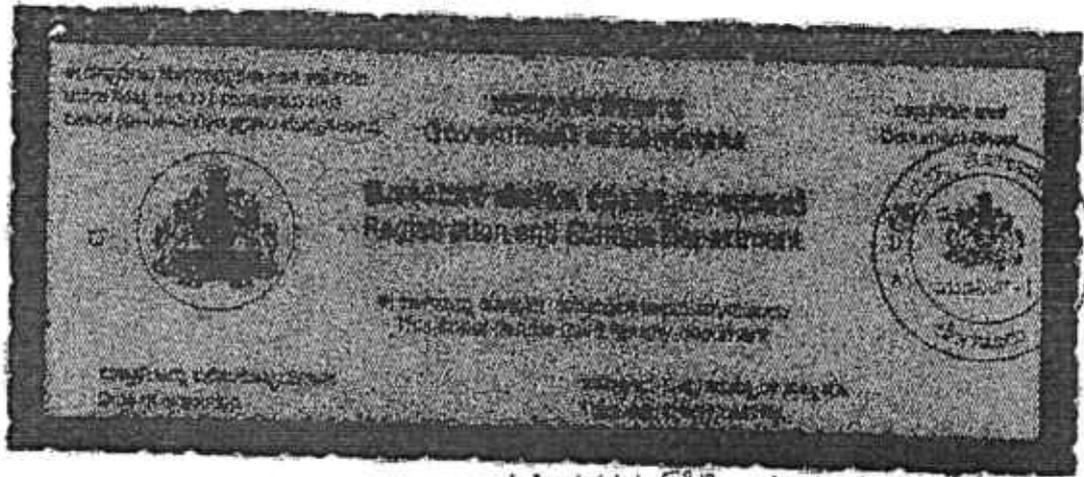
ಅಧಿಕಾರ ವಹಿತಿ ಪಡೆದುದಾಗಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ಚಿತ್ರ	ನಿರೀಕ್ಷಾಧಿ	ಇತರೆ
1	SDA Deputy Secretary - I Represented by G.V. Chandrabhaskar (Agent) ಅಧಿಕಾರ ವಹಿತಿ ಪಡೆದುದಾಗಿ			<i>Signature</i>

Signature
ಅಧಿಕ ಬೆಂಗಳೂರು ಜಿಲ್ಲಾ ಅಧಿಕಾರಿ
Additional District Registrar
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ಅಧಿಕಾರ ವಹಿತಿ ಪಡೆದುದಾಗಿ 100-1000 ರವರೆಗೆ ಅಧಿಕಾರ ವಹಿತಿ ಪಡೆದುದಾಗಿ SDA Represented by Deputy Secretary - I - ಅಧಿಕಾರ ವಹಿತಿ ಪಡೆದುದಾಗಿ

Signature
ಅಧಿಕ ಬೆಂಗಳೂರು ಜಿಲ್ಲಾ ಅಧಿಕಾರಿ
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ



1 ನೇ ಪುಸ್ತಕದ 5219 ನೇ ದಾಖಲೆಗೆ 5 ನೇ ಪುಟ
2007-08

-2-

ಆ.ಬಿ.ನೀ.ಬಿ.ಡಿ.ಎ

3. That the LESSOR has given an opportunity to the LESSEE either to pay the 30 years Lease Amount in One Lumpsum of Rs. 52,20,000=00. (Rupees Fifty Two Lakhs Twenty Thousand only) or Annual Instalments. The LESSEE has opted to pay the Lease Amount in Annual Instalment of Rs. 9,46,386=00 (Rupees Nine Lakhs Forty Six Thousand Three Hundred and Eighty Six only). Accordingly, the LESSEE has paid the First year Annual Instalment of Rs. 9,46,386=00 (Rupees Nine Lakhs Forty Six Thousand Three Hundred and Eighty Six only).

Further, the LESSEE has agreed to pay the Annual Instalment of Rs. 9,46,386=00 (Rupees Nine Lakhs Forty Six Thousand Three Hundred and Eighty Six only) on or before _____ every year for the remaining 29 years commencing from _____ day of _____ month of _____ year, which is worked out in accordance with the Policy decision of the Authority. For any delay in payment of Annual Instalment to the LESSOR, the LESSEE agrees to pay the interest at the rate of 10% or more as may be prescribed by the LESSOR. The LESSOR further covenants that for failure of payment of Annual instalment of the lease amount, the LESSOR can resume the property along with all constructions thereon free from all

encumbrances
For Samruddhi Educational and
Cultural Trust (R)
Chairman & Managing Trustees

...3/
ಉಪನಿರ್ದೇಶಕರು-1
ಸಿ.ಎ. ನಿರ್ದೇಶನ ವಿಭಾಗ
ಬೆಂ.ಕ.ಪ. ಬೆಂಗಳೂರು

1 ನೇ ಪುಸ್ತಕದ 5219 ನೇ ದಸ್ತಾವೇಜಿನ 4 ನೇ ಪುಟ,
2007-08

Additional District Registrar

ರಬರ್ಟ್‌ನಾಮವು

ಆ.ಜಿ.ನೋ.ಬಿ.ಡಿ.ಎ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರಿಸಿದ ವಿಷಯ	ತೀರ್ಮಾನ
1	Balakrishna M. No. 1002/1, 1st Main, 1st Cross, K.N. Extension, Y.P.R. Bangalore-22.	
2	M. Venkatesh Kumar No. 314/V, 11th Cross, 25th Main Road, J.P. Nagar, 1st Phase, Bangalore-78.	

21/9/07
ಅಧಿಕಾರವಹಾರದ ಅಧಿಕಾರಿ
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

B.D.A. No. BDA/ADM/17/A/2007-08 Date 06/09/07.

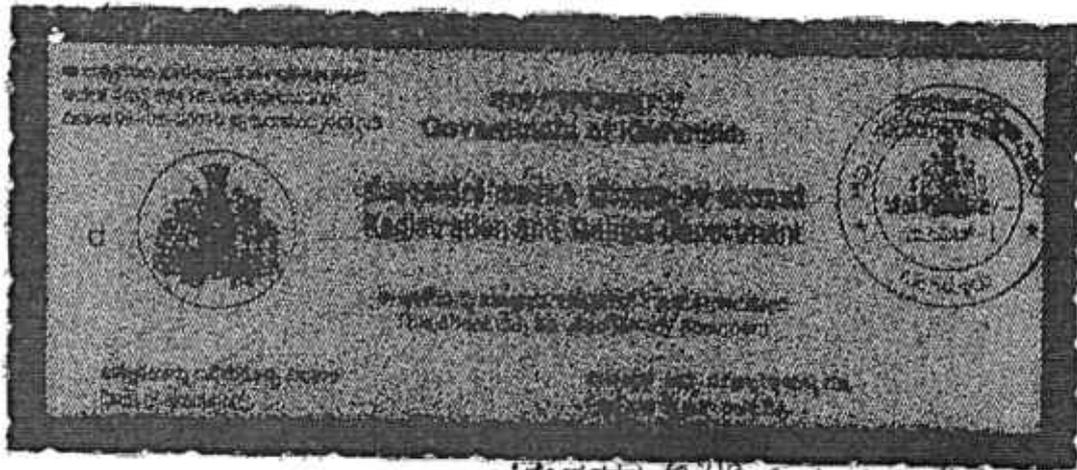


1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ಸಂಖ್ಯೆ BDA-1-05219-2007-08 ಈ
ನ.ಡಿ. ಸಂಖ್ಯೆ BDAD132 ನೇ ಲೆಕ್ಕಕ್ಕೆ
ರೀತಿ 21-09-2007 ರಂದು ವೇರಿಸಲಾಗಿದೆ

(ಎ.ಜಿ.ನೋ.ಬಿ.ಡಿ.ಎ)
ಅಧಿಕಾರವಹಾರದ ಅಧಿಕಾರಿ

Designed and Developed by C-DAG, ACTS, Pune

ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ



1 ನೇ ಪುಸ್ತಕದ 12 ಕೆ 19 ನೇ ಬದಲಾವಣೆಗೆ 2 ನೇ ಪುಟ
2007-08

-3-

ಅ.ಜಿ.ನೋ.ಬಿ.ಡಿ.ಎ.

3A. That the LESSEE shall pay a sum of Rs. 208=00 (Rupees Two Hundred and Eight only) per year as additional lease amount on or before _____ every year without fail.

4. That the lease period of THIRTY YEARS prescribed in this agreement in the first instance may be renewed after completion of 30 years Lease Period subject to the renewal for a period to be determined by the LESSOR by a separate deed. If the LESSEE does not agree for the renewed lease amount, the LESSEE agrees to surrender the site to the LESSOR free from all encumbrances.

5. That the LESSEE shall use the schedule property only for the purpose of construction of building for the purpose of "COMMUNITY HALL" and shall not use it for any other purposes and no residential or Commercial building shall be constructed on the allotted C.A. Site.

6. That the LESSEE shall not sub-divide or alienate by way of lease or otherwise or create any change or otherwise deal with the schedule property

cither wholly or in part.

For Samruddhi Educational and Cultural Trust (R)
Chairman & Managing Trustee

...4/-
ಅವತಾರೋದಯ-1
ಕೆ.ಎ. ನಿವೇಶನ ವಿಭಾಗ
ಸಿ.ಆರ್.ಪಾ, ಬೆಂಗಳೂರು

1 ನೇ ಪ್ರಸ್ತರದ 5219 ನೇ ದಸ್ತಾವೇಜಿನ 6 ನೇ ಪುಟ
2007-08 9

ಆ.ಜಿ.ನೋ.ಬಿ.ಡಿ.ಎ.



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೊಂಡವಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/S SAMRUDDHI EDUCATIONAL & CULTURAL TRUST (R), represented by its Chairman
SRI. MADAN MALLU S/o Sri. Mahadevalah , ಇವರು 284540.00 ರೂಪಾಯಿಗಳನ್ನು ವಿಗ್ರಹತೆ ಮುದ್ರಾಂಕ
ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

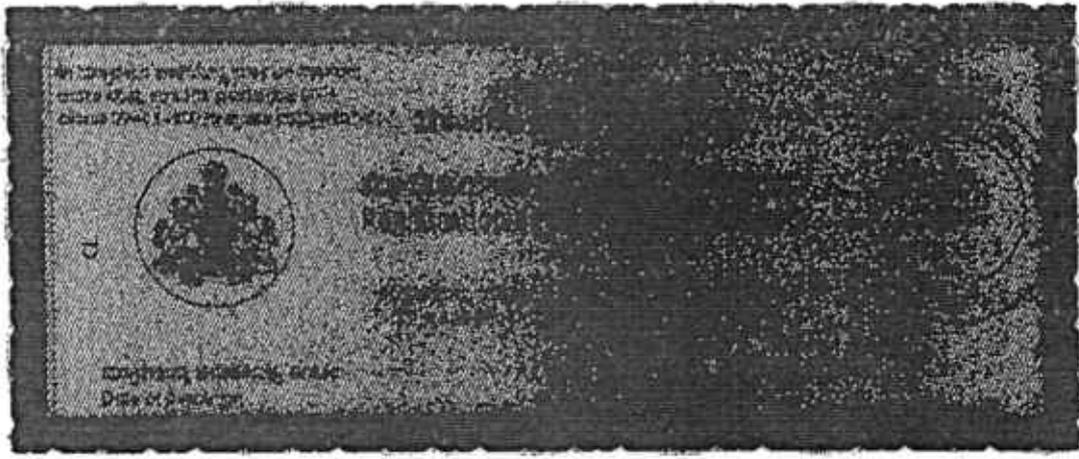
ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಸಂದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	48000.00	DD No. 733564, Date. 21/09/07, Vijaya Bank, Victoria Road, Bangalore.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	48000.00	DD No. 733565, Date. 21/09/07, Vijaya Bank, Victoria Road, Bangalore.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	48000.00	DD No. 733566, Date. 21/09/07, Vijaya Bank, Victoria Road, Bangalore.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	140540.00	DD No. 994558, Date. 21/09/07, State Bank of Hyderabad, Bangalore-71.
ಒಟ್ಟು :	284540.00	

ಸ್ಥಳ : ಬೆಂಗಳೂರು ಅಧಿವೃದ್ಧಿ

ದಿನಾಂಕ : 21/09/2007

ಅಧಿಕಾರವಹಿಸಿರುವ ಅಧಿಕಾರಿ
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

Designed and Developed by C- DAC ACTS Pune.



1ನೇ ಪುಸ್ತಕದ ೮೨೧೨ ನೇ ದಖಾಖಾತೆ 7 ನೇ ಪುಟ
2007-08

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ಅ.ಜಿ.ನಂ.ಬಿ.ಡಿ.ಎ

7. That the LESSEES shall obtain licence and start construction of the above mentioned building, as per plan approved and mentioned by the Lessor within six months and shall complete the same within two years from the date of registration of the C.A. Site lease agreement, failing which the lease will be cancelled. The Licence of the Legal Authority/Corporation shall be obtained by the lessees after getting the plan approved by B.D.A.

8. That the LESSEES shall not put up any permanent structure on the land other than the above mentioned structure specially mentioned hereunder.

a) "COMMUNITY HALL"

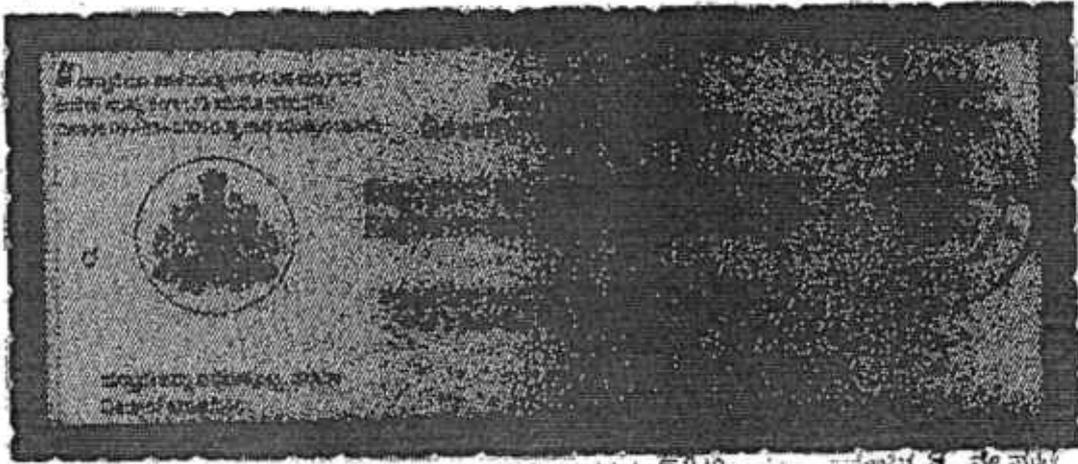
9. That the LESSEES shall not become the owner or derive any title to the property.

9A. That the LESSEES shall be liable to pay the taxes, fees and Cesses payable in respect of C.A. Site and any building erected thereon from the date of Registration of C.A, Site Lease Agreement.

For Samruddhi Educational and
Cultural Trust (P)
Chairman & Managing Trustee

ಅಧಿಕಾರಿಯವರಿಗೆ-
ಶಿ.ಎ. ವಿವೇಕನ ವಿಭಾಗ
ಸಿ.ಐ.ಎ. ಬಂಗಲೆ

...5/-



1ನೇ ಪುಸ್ತಕದ 5219 ನೇ ಪುಟದ 9 ನೇ ಪುಟ
2007-08

ಆ.ಜಿ.ನೋ.ಬಿ.ಸಿ.ಎ

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10. That the LESSEES agrees that the lease amount fixed is tentative and is subject to enhancement and agrees to pay the enhanced lease amount in case the compensation for the land in which the schedule property is included is enhanced by the Court under the Land Acquisition Act.

11. That the LESSEES agrees to abide by all the conditions and restrictions imposed under BDA Civic Amenity site Rules, 1989 as far as they are not inconsistent with the terms of this Agreement.

11A. That the LESSEES shall not violate or infringe any of the terms & conditions mentioned above and if Lessee were to violate any of the terms & conditions, the Lessor is at liberty to resume the schedule property with thirty days notice to the Lessees and to re-enter the property free from all encumbrances and free of all objections from the Lessees or any person claiming through him and the money, if any paid shall also be liable to be forfeited by the Lessor.

12. That in consideration of a sum of **Rs. 9,46,386=00 (Rupees Nine Lakhs Forty Six Thousand Three Hundred and Eighty Six only)** being the 1st Year Annual Instalment, which has been paid as per the option exercised by the Lessee which the LESSOR hereby acknowledge, the parties to this agreement with free will and consent set their hands and seals on the day

above mentioned in this schedule.

For Samrudhi Education
Cultural Trust
[Signature]
Chairman & Managing Trustee

[Signature]
ಅಧ್ಯಕ್ಷರು-1
ಸಿ.ಎ. ವಿವೇಕ ವಿಭಾಗ
ಸಿ.ಎ.ಎ. ಬೆಂಗಳೂರು

...6/-

ಪ್ರಮಾಣ ಪತ್ರ
ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಅಧಿನಿಯಮ 1957ರ ಕಲಂ 10ರ ಪ್ರಕಾರ

Bengaluru Bengaluru ವಾಸವಾಗಿರುವ ಶ್ರೀ/ಶ್ರೀಮತಿ SREE (BDA-CC-A-1246310-2021-22 / IGR-CC-C-216185-2021-22) ಎಂಬುವವರು ಸರಿಯಾದ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾದ ರೂ: 10 ಗಳನ್ನು, IGR0222003061311461 ರಸೀದಿ ನಂಬರ್ ಪ್ರಕಾರ, ದಿನಾಂಕ: 09/02/2022 ರಂದು ಇ-ಪೇಮೆಂಟ್ ರೂಪದಲ್ಲಿ ಪಾವತಿ ಮಾಡಿರುತ್ತಾರೆ ಎಂದು ಈ ಮೂಲಕ ದೃಢೀಕರಿಸಲಾಗಿದೆ

ದಿನಾಂಕ: 09/02/2022

ಸ್ಥಳ: Bangalore Development Authority
Signature valid

ನಕಲು ತಯಾರಿಸಿದವರು:	Digitally signed by Shivananjali H T Date: 2022.02.09 12:21:29 +05:30 Designation: SDA Bangalore Development Authority Reason: Certified Copy Location: Bangalore Development Authority-SRO	✓
ನಕಲು ಹೋಲಿಸಿದವರು:	Signature valid Digitally signed by Shivananjali H T Date: 2022.02.09 12:23:13 +05:30 Designation: FDA Bangalore Development Authority Reason: Certified Copy Location: Bangalore Development Authority-SRO	✓
ಉಪನೋಂದಣಾಧಿಕಾರಿ: Bangalore Development Authority	Signature valid Digitally signed by Shivananjali H T Date: 2022.02.09 12:27:37 +05:30 Reason: Certified Copy Location: Bangalore Development Authority-SRO	✓

