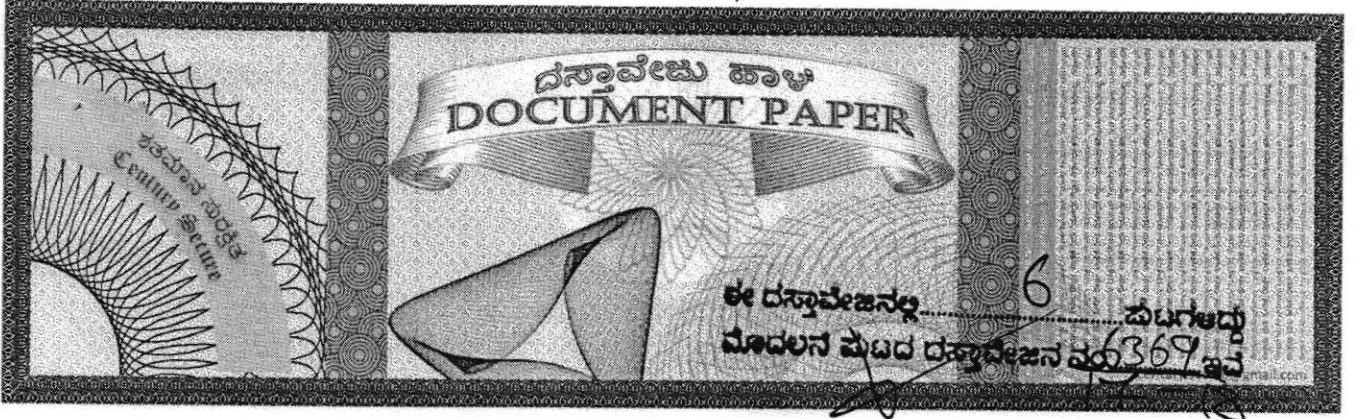


6369/2017-18 - ORIGINAL



## **-: LEASE DEED :-**

This DEED OF LEASE is executed on this the 10<sup>th</sup> day of August 2017, at Kalaburagi, by & between:

**SRI PREETAM S/O PRAFULLKUMAR MEHTA**

Age: Major, Occ: Business, R/o H. No. 1 - 22/C,  
Mehta Compound, Station Area, Gulbarga.  
(Hereinafter called / referred to as the "Lessor No 1")

**SRI CHAKOR S/O PRAFULLKUMAR MEHTA**

Age: Major, Occ: Business, R/o H. No. 1 - 22/C,  
Mehta Compound, Station Area, Gulbarga.  
(Hereinafter called / referred to as the "Lessor No 2")

### **IN FAVOUR OF / AND:**

**RAJ NAVAL TRUST (R)**

# 1 - 22 / part, Mehta Compound,  
Station Area, Gulbarga, through it's Managing Trustee

**SRI CHAKOR S/O PRAFULLKUMAR MEHTA,**

Age: Major, Occ: Business, R/o H. No. 1 - 22/C,  
Mehta Compound, Station Area, Gulbarga.  
(Hereinafter called / referred to as the "Lessee")

On the terms and conditions as mentioned herein:-

WHEREAS, Lessor No 1 and Lessor No 2 jointly will be referred to as Lessor.

WHEREAS, the Lessor is the absolute owner & exclusive possessor of Property / NA Land bearing Land Survey No. 79 / 1 of Azadpur Village, Tq & District Kalaburagi, Totally measuring 7 Acres 8 Guntas, (NA File No. REV / LND / NA / CITY / 159 / 2013 - 14 / 16347 Dated 23/30-12-2014) having the following boundaries:

East : Property Bearing Sy 79/2 of Azadpur.  
West : Property Bearing Sy 82  
North : Property Bearing Sy 78  
South : Property Bearing Sy 80  
(Hereinafter called as the "Leased Premises")

AND WHEREAS, the Lessee was in need of the above mentioned Leased Premises on Lease for the purpose of running the SRN Mehta School and any other educational institution and hence the Lessee requested the Lessors to Lease out the said Leased Premises. The Lessor has also agreed and consented for the same on the terms and conditions as mentioned herein. Hence, this deed of Lease.

..Contd.2..

Managing Trustee  
RAJ NAVAL TRUST  
GULBARGA.

Document No. 6369/17-18 page No.2

Print date and time:10.08.2017. 05.10.12 pm

Document No. 6369.

Submitted in the office of the Sub registrar on 10.8.2017 at 04.55.21 pm  
alongwith the fee mentioned below.

Sl.No.	Description	Rs.Ps
1.	Registration Fees	200
2.	Scanning fees	180
3.	Duplicate fee	100
4.	Miscl.	35
Total		515.

Presented by SRI. CHAKOR S/O PRAFUL KUMAR MEHTA on behalf  
of Shri. Raj Naval Trust Registered.

Name	Photo	Thumb impression	Signature
Shri.Chakor s/o Praful kumar Mehta Managing Trustee on behalf of of Sri. Raj naval trust Regd.	Photo affixed	T.I	Sd/- Managing Trustee Raj Naval Trust Gulbarga.

Sd/-  
Sub Registrar  
Vithal A Madar  
Sub Registrar Kalaburagi.  
10.8.2017.

2  
ಈ ಪುಟದ ದಸ್ತಾವೇಜಿನ ಸಂಖ್ಯೆ 6369  
17-18

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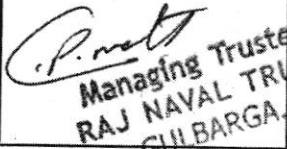
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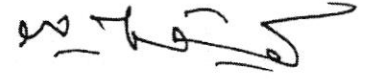
ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 6369

ಸೆಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಗುಲ್ಬರ್ಗಾ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 10-08-2017 ರಂದು 04:55:21 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	Registration Fee	200.00
2	ಸ್ಥಾನಿಂಗ್ ಫೀ	180.00
3	Duplicate Fee	100.00
4	Miscellaneous	35.00
	ಒಟ್ಟು :	515.00

ಶ್ರೀ ರಾಜ ನವಲ ಟ್ರಸ್ಟ್ (ರಿ) ಪರವಾಗಿ ಮ್ಯಾನೇಜಿಂಗ್ ಟ್ರಸ್ಟಿ ಚೆರೋರ ತಂದೆ ಪ್ರಫುಲಕುಮಾರ ಮೇಹತಾ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ರಾಜ ನವಲ ಟ್ರಸ್ಟ್ (ರಿ) ಪರವಾಗಿ ಮ್ಯಾನೇಜಿಂಗ್ ಟ್ರಸ್ಟಿ ಚೆರೋರ ತಂದೆ ಪ್ರಫುಲಕುಮಾರ ಮೇಹತಾ			 Managing Trustee RAJ NAVAL TRUST GULBARGA.









ಸೆಬ್ ರಜಿಸ್ಟ್ರಾರ್

ಖಿರಲ ಎ. ಮಾದರ

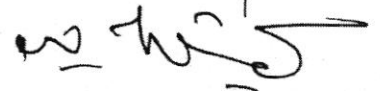
10 AUG 2017

ಜ್ಞಾನ ನೋಂದಣಾಧಿಕಾರಿಗಳು  
ಕಲಬುರಗಿ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	ರಾಜ ನವಲ ಟ್ರಸ್ಟ್ (ರಿ) ಪರವಾಗಿ ಮ್ಯಾನೇಜಿಂಗ್ ಟ್ರಸ್ಟಿ ಚೆರೋರ ತಂದೆ ಪ್ರಫುಲಕುಮಾರ ಮೇಹತಾ . (ಬರೆಸಿಕೊಂಡವರು)			
2	ಪ್ರೀತಮ ತಂದೆ ಪ್ರಫುಲಕುಮಾರ ಮೇಹತಾ . (ಬರೆದುಕೊಂಡವರು)			

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
	ಚೆರೋರ ತಂದೆ ಪ್ರಫುಲಕುಮಾರ ಮೇಹತಾ .			

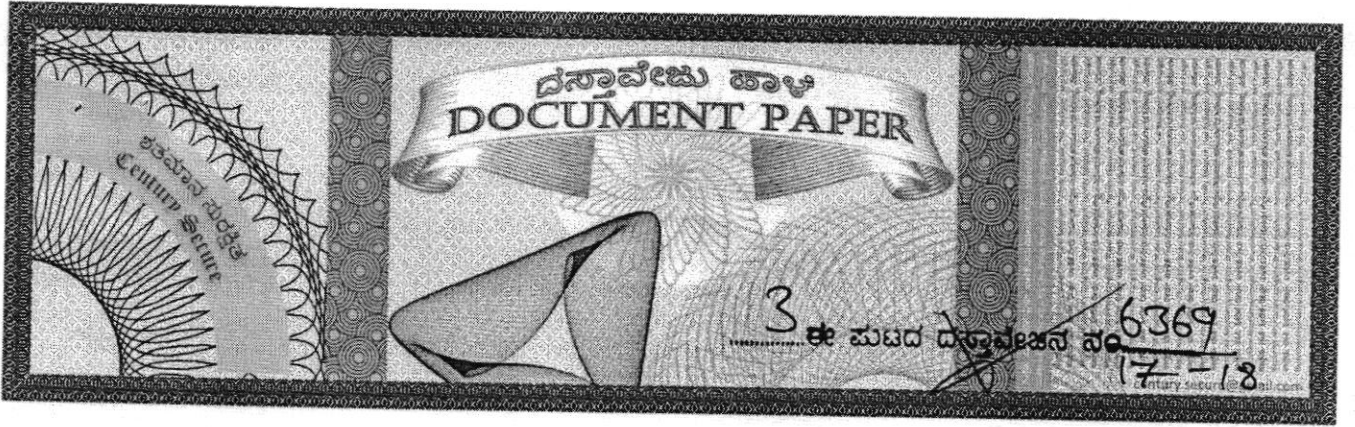


ಖಿರಲ ಎ. ಮಾದರ

ಜ್ಞಾನ ನೋಂದಣಾಧಿಕಾರಿಗಳು

ಕಲಬುರಗಿ

10 AUG 2017



: 2 :

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

- 1) The Lease is for a period of thirty years commencing from 01-04-2015 & ending on 31-03-2045.
- 2) The rent of the Leased premises is agreed to at Rs. 1,000/- (Rs. One Thousand only) per year and the Lessee shall pay the same to the Lessor on or before the 5<sup>th</sup> day of same Financial year for which it is due.
- 3) The Lessor have already handed over the possession of the Leased premises in favour of the Lessee on the date of commencement of the lease period as stated above.
- 4) The Lessee has the right to use the said Leased Premises for School purpose and / or any other educational instituion purpose, as required by it from time to time.
- 5) The Lessee is liable to pay the electricity charges to the concerned authority as and when it become due towards the using the electricity provided to the Leased Premises and further the Lessee is liable to spend and bear the cost of maintenance of the Leased Premises.
- 6) ANY / all term/s of this deed may be changed, altered, omitted and / or new clause/s may be added hereto with the mutual consent of the parties hereto by way of Supplementary / additional / fresh Lease Deed in writing.

Hence, this deed of Lease is executed by the parties to this deed with their free will and consent without any force, fraud, etc., on the date mentioned above in the presence of the following witnesses.

**WITNESSES:**

1) *[Signature]*

Manish s/o Bharat Mehta

2) *[Signature]*

Bhanudas s/o Ramakant Deshpande

Both R/o Kalaburagi

Drafted by me:

*[Signature]*

S. G. SOMANI,  
Advocate,  
Kalaburagi.

.. Lessor..

*[Signature]*

(SRI PREETAM S/O PRAFULLKUMAR MEHTA)

*[Signature]*

(SRI CHAKOR S/O PRAFULLKUMAR MEHTA)

..Lessee..

*[Signature]*

RAJ NAVAL TRUST (R),  
through it's Managing Trustee  
SRI CHAKOR S/O PRAFULLKUMAR MEHTA

Managing Trustee  
RAJ NAVAL TRUST  
GULBARGA.

**Agreed for execution.**




<b>Sl.No.</b>	<b>Name</b>	<b>Photo</b>	<b>Thumb impression</b>	<b>Signature</b>
<b>1.</b>	<b>Shri.Chakor s/o Praful kumar Mehta Managing Trustee on behalf of of Sri. Raj naval trust Regd. Infavourof</b>	<b>Photo affixed</b>	<b>Thumb impression</b>	<b>Sd/-</b>
<b>2,</b>	<b>Preetam s/o Praful kumar Mehta.Executant.</b>	<b>Photo affixed</b>	<b>Thumb impression</b>	<b>Sd/-</b>

<b>Sl.No.</b>	<b>Name</b>	<b>Photo</b>	<b>Thumb impression</b>	<b>Signature</b>
<b>3</b>	<b>Executants</b>	<b>Photo</b>	<b>T.I</b>	<b>Sd/-</b>

**Sd/-  
Vithal .A.Madar  
Sub Registrar Kalaburagi.**

4ನೇ ಮಟ್ಟದ ದಸ್ತಾವೇಜಿನ ಸಂಖ್ಯೆ 6369  
17-18.

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3	(ಬರೆದುಕೊಡುವವರು)			 Managing Trustee RAJ NAVAL TRUST GULBARGA.
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ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್

ಬಿರಲ ಎ. ಮಾದರ  
ಉಪ ನಿರ್ದೇಶಕರು  
ಕಲಬುರಗಿ

10 AUG 2017

ಮೋ  
gistr  
JARG  
ಕಲಬುರಗಿ