

## CERTIFICATE OF LAND

File No. *SRO/JPN/666/2022-23*

date : 07/01/2023

Certified that the land measuring **8343.80 Sq. Mtrs** is owned by the **CHRIST EDUCATIONAL SOCIETY** by way of Lease Deed from **21-09-2022 to 20-09-2047**.

It is further certified that owner of the land has leased the said land to **CHRIST EDUCATIONAL SOCIETY** fully described in the schedule mentioned hereinafter with the following details for a period of 25 years from **21-09-2022 TO 20-09-2047**.

Sl.	Particulars	Details
1	Plot No. (s)/ Survey No. (s) / Khasra No.(s)/Khata No.(s) / Khatauni No.(s)	Sy. No.75/8, 76/1, 75/2, 76/4, 75/2, 76/3
2	Name of street/village, Sub Division, District and State	Christ School Road, Thavarekere Village, Begur Hobli, Bangalore South Taluk, Karnataka State

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that **CHRIST SCHOOL**, Suddagunte Palya, Christ School Road, Dharmaram College Post, Bangalore Urban, Bangalore South run by name of **CHRIST EDUCATIONAL SOCIETY** (Society / Trust/Company under Section 8 of companies Act, 2013) is located on the said plot of land, (as per EC and lease Document No.BK -1, 6421/2022-23, dated : 13/10/2022, SRO Bommanahalli).

## THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring **8343.80** (area of land in square meters) situated in Survey No.(s) Sy. No.75/8, 76/1, 75/2, 76/4, 75/2, 76/3, Old Sy. No.36/3, PID No.63-146-33, at Suddagunte Palya, Christ School Road, Dharmaram College Post, Bangalore - 560029, Bangalore Urban, Bangalore South, Karnataka and bounded as follows:

North : DVK Road  
 East : Remaining Portion of Lessor  
 West : Remaining Portion of Lessor  
 South : Main Road

(Stamp and signature of the land authority)

**Sub-registrar**

JAYANAGAR(J.P. Nagar)

**BANGALORE**

(Name of Officer)

Bengaluru Urban  
 (Name District)

*M. Anitha*  
 PRINCIPAL

CHRIST SCHOOL  
 Dharmaram College (P.O.)  
 BANGALORE - 560 029

*[Signature]*  
 CORRESPONDENT

CHRIST SCHOOL  
 Dharmaram College (P.O.)  
 BANGALORE - 560 029

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BK-I-6421  
2022-23

## LEASE DEED

This **DEED OF LEASE** made and executed on this day of **13<sup>th</sup> OCTOBER** 2022, at Bengaluru, by and

**BETWEEN**

**STUDY HOUSE,**  
**CARMELITIES OF MARY IMMACULATE,**  
Reg. No. 8/78-79, Dated 5<sup>th</sup> April 1978, Renewal No. 771/21-22,  
Represented by its present **RECTOR,**  
**REV.DR.FR.PAUL ACHANDI, CMI,**  
Aged about 59 years,  
**Residing at Dharmaram College,**  
Dharmaram College Post,  
Bengaluru-560 029.  
PAN NO. DMIPK8656P,  
AADHAR NO. 9649 6033 5236

Herein after called the **LESSOR / OWNER** of one Part

Which expression **LESSOR** wherever it occurs in the context shall mean and include unless repugnant to the context and meaning include its respective heirs,

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CORRESPONDENT  
CHRIST SCHOOL  
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BANGALORE - 560 029

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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 M/S CHRIST EDUCATIONAL SOCIETY REP BY ITS MEMBER AND FOR THE TIME BEING  
CO-ORDINATOR FR. SEBASTIAN ELANJICKAL , ಇವರು 1500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ  
ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚೆಲನ	1500.00	Challan No CR1022003000267420 Rs.1500/- dated 13/Oct/2022
ಒಟ್ಟು :	1500.00	

ಸ್ಥಳ : ಬೊಮ್ಮನಹಳ್ಳಿ

ದಿನಾಂಕ : 13/10/2022

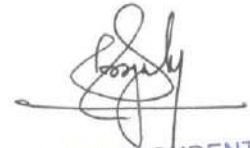
  
ಪಿ.ಎಸ್.ಆರ್.ಒ.ನಿಯುಕ್ತರಾದ ಉಪನಿರ್ದೇಶಕರು  
ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ  
13 OCT 2022

Designed and Developed by C- DAC Pune.

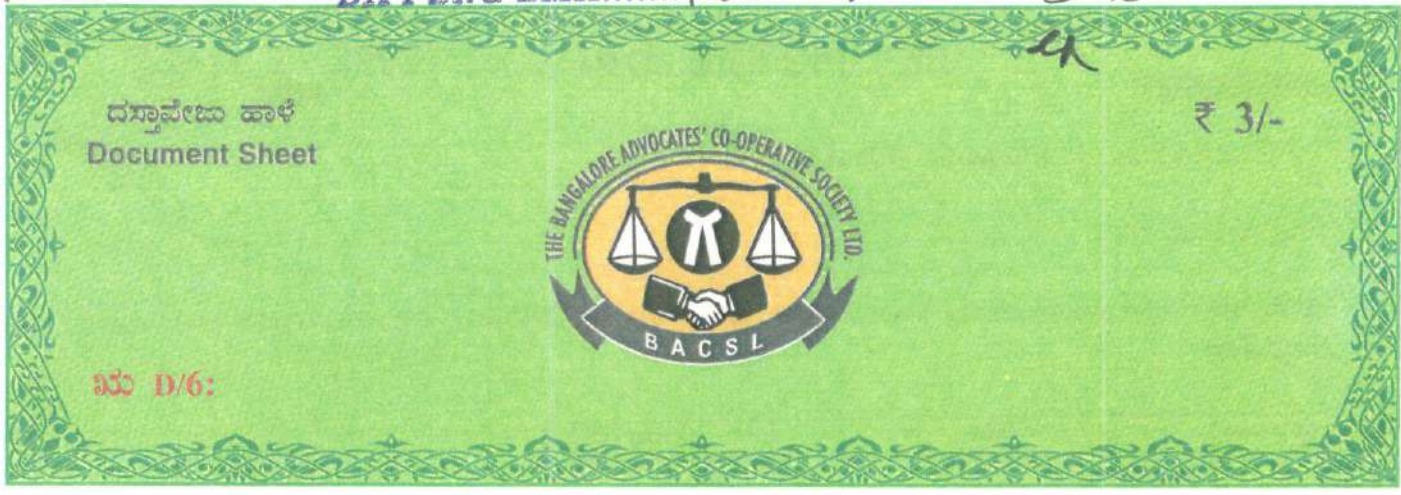




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Dharmaram College (P.O.)  
BANGALORE - 560 029



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CHRIST SCHOOL  
Dharmaram College (P.O.)  
BANGALORE - 560 029



executors, administrators, representatives and assigns.

**IN FAVOUR OF:**

**CHRIST EDUCATIONAL SOCIETY,**  
 Reg. No. 43/66-67, dated 02-06-1996,  
 Represented by its Member and for the time being,  
**CO-ORDINATOR, Christ School,**  
 S.G.Palya, Dharmaram College Post,  
 Bangalore- 560029,  
**FR. SEBASTIAN ELANJICKAL,**  
 S/o.Sri.C.D.Sebastian, --  
 Aged about 62 years,  
 Residing at Dharmaram College,  
 Bengaluru 560 029,  
 PAN No. FMNPS5665D,  
 AADHAAR NO. 8924 4369 9312.



Herein after called the **LESSEE/TENANT** of other part.

Which expression **LESSEE** wherever it occurs in the context shall mean and include unless repugnant to the context and meaning include its respective heirs, executors, administrators, representatives and assigns.

PRINCIPAL  
**CHRIST SCHOOL**  
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ಬೋಮ್ಮನಹಳ್ಳಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 13-10-2022 ರಂದು 01:19:02 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	250.00
2	ಸ್ಯಾನಿಂಗ್ ಫೀ	700.00
3	ದ್ವಿ ಪ್ರತಿ ಶುಲ್ಕ	200.00
	ಒಟ್ಟು :	1150.00

ಶ್ರೀ M/S CHRIST EDUCATIONAL SOCIETY REP BY ITS MEMBER AND FOR THE TIME BEING CO-ORDINATOR FR. SEBASTIAN ELANJICKAL C/o - ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S CHRIST EDUCATIONAL SOCIETY REP BY ITS MEMBER AND FOR THE TIME BEING CO-ORDINATOR FR. SEBASTIAN ELANJICKAL C/o -			



ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಬೋಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಸಂಸ್ಥೆ  
13 OCT 2022

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	M/S CHRIST EDUCATIONAL SOCIETY REP BY ITS MEMBER AND FOR THE TIME BEING CO-ORDINATOR FR. SEBASTIAN ELANJICKAL C/o - (ಬರೆದುಕೊಂಡವರು)			
2	M/S STUDY HOUSE CARMELITIES OF MARY IMMACULATE REP BY ITS PRESENT RECTOR REV. DR. FR. PAUL ACHANDI, CMI. C/o - (ಬರೆದುಕೊಂಡವರು)			

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BANGALORE - 560 029

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ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಬೋಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಸಂಸ್ಥೆ  
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Whereas the Lessor is the sole and absolute owner and sufficiently entitled to lease the property bearing **New Municipal No.33**, Old No.36/3, having BBMP PID No.63-146-33, now situate at Christ School Road, Bharathi Layout, Bengaluru, BBMP Ward No.152-Sudduguntepalya (Old Tavarekere Village, Begur Hobli, Bangalore South Taluk).

Whereas the Lessor is the sole and absolute owner and sufficiently entitled to lease the property bearing all the pieces and parcels of Agriculture Land Converted to Non Agricultural Purpose bearing **New Sy.No.75/8**, measuring to an extent of **1 Acre 37 Guntas**, situated at **THAVAREKERE VILLAGE, BEGUR HOBLI, BANGALORE SOUTH TALUK**, who got right over the Schedule Property by way of registered sale deed dated 13-04-1967, vide document No.82 of 1967-68 of Book-I, Volume 18 at pages 100 to 108, dated 13-04-1969 in the Office of the Sub-Registrar Bangalore Jayanagar.

Whereas the Lessor is the sole and absolute owner and sufficiently entitled to lease the property bearing all the pieces and parcels of Agriculture Land Converted to Non Agricultural Purpose bearing **New Sy.No.75/2**, measuring to an extent of

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BANGALORE - 560 029



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ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Reji Dharmaram College, DRC Post, Bangalore.	Reji
2	Ramya # 22, Thavarekere, Bangalore.	Ramya

ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್  
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ  
13 OCT 2022

There is no difference between Original and Duplicate, this document registered along with One Duplicate Copy.

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ  
13 OCT 2022

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು  
ನಂಬರ BMH-1-06421-2022-23 ಆಗಿ  
ಸಿ.ಡಿ. ನಂಬರ BMHD1762 ನೇ ಧ್ವರಲ್ಲಿ  
ದಿನಾಂಕ 13-10-2022 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬೊಮ್ಮನಹಳ್ಳಿ  
ಬೊಮ್ಮನಹಳ್ಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ  
13 OCT 2022

The Seal of the Sub-Registrar of Bhojmanahalli (ಬೊಮ್ಮನಹಳ್ಳಿ) ಇವರ ನೋಂದಣಾಧಿಕಾರಿ ಬೊಮ್ಮನಹಳ್ಳಿ  
(ಬೊಮ್ಮನಹಳ್ಳಿ)

13 OCT 2022

Designed and Developed by C-DAC, ACTS, Pune

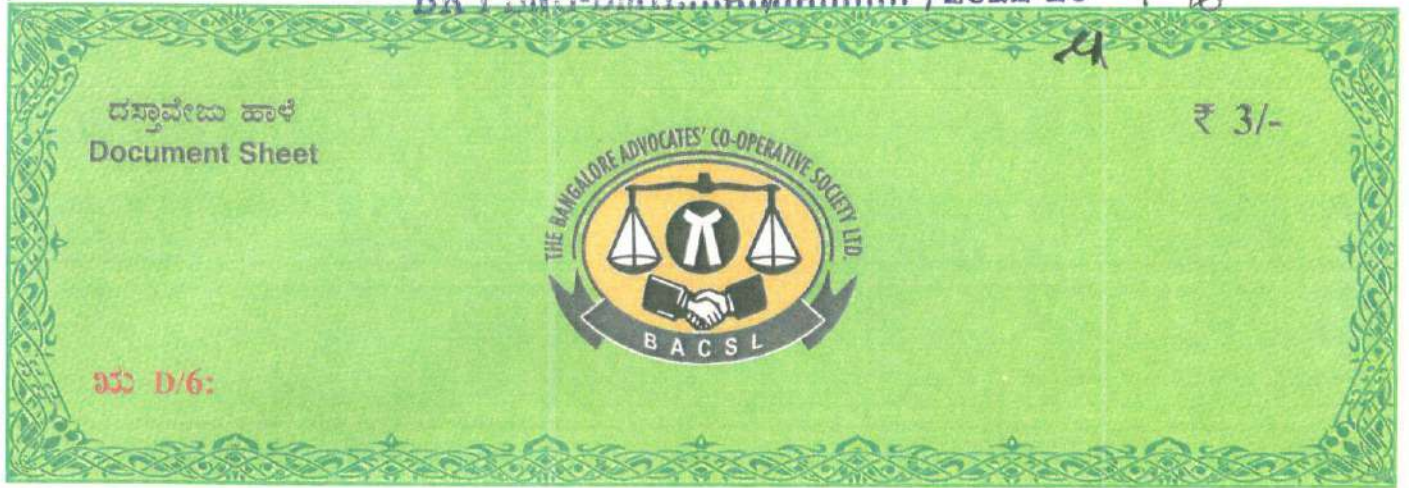
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PRINCIPAL  
CHRIST SCHOOL  
Dharmaram College (P.O.)  
BANGALORE - 560 029

Signature

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CHRIST SCHOOL  
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**0-07.8 Guntas**, situated at **THAVAREKERE VILLAGE, BEGUR HOBLI, BANGALORE SOUTH TALUK**, who got right over the Schedule Property by way of registered Sale deed dated 13-03-1967, vide document No.1171 of 1966-67 of Book-I, Volume 17 at pages 17 to 21, dated 13-03-1967 in the Office of the Sub-Registrar Bangalore Jayanagar.

Whereas the Lessor is the sole and absolute owner and sufficiently entitled to lease the property bearing all the pieces and parcels of Agriculture Land, Converted to Non Agricultural Purpose bearing **New Sy.No.76/4**, measuring to an extent of

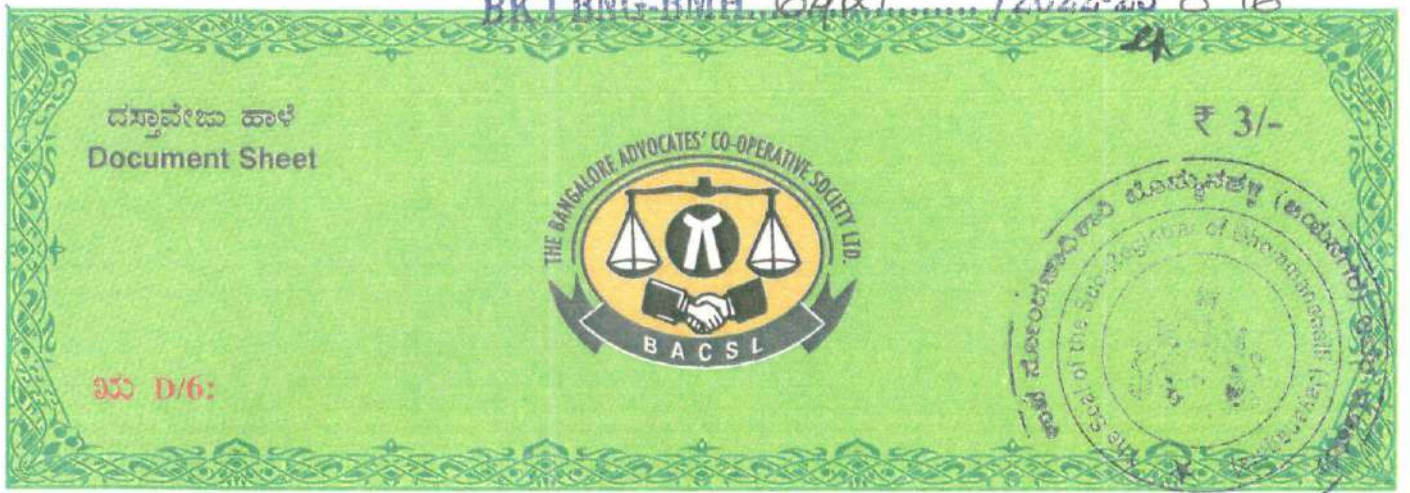
**0-18 Guntas**, situated at **THAVAREKERE VILLAGE, BEGUR HOBLI, BANGALORE SOUTH TALUK**, who got right over the Schedule Property by way of registered sale deed dated 01-10-1966, vide document No.9 of 1966-67 of Book-I, Volume 3 at pages 1 to 6, dated 01-10-1966 in the Office of the Sub-Registrar Bangalore Jayanagar.

Whereas the Lessor is the sole and absolute owner and sufficiently entitled to lease the property bearing all the pieces and parcels of Agriculture Land Converted to Non Agricultural Purpose bearing **New Sy.No.75/2**, measuring to an extent of

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0-15 Guntas, situated at **THAVAREKERE VILLAGE, BEGUR HOBLI, BANGALORE SOUTH TALUK**, who got right over the Schedule Property by way of registered sale deed dated 13-03-1967, vide document No.1173 of 1966-67 of Book-I, Volume 16, dated 13-03-1967 in the Office of the Sub-Registrar Bangalore Jayanagar.

Whereas the Lessor is the sole and absolute owner and sufficiently entitled to lease the property bearing all the pieces and parcels of Agriculture Land Converted to Non Agricultural Purpose bearing **New Sy.No.76/1**, measuring to an extent of **0-08 Guntas**, situated at **THAVAREKERE VILLAGE, BEGUR HOBLI, BANGALORE SOUTH TALUK**, who got right over the Schedule Property by way of registered sale deed dated 15-01-1973, vide document No.3244 of 1972-73 of Book-I, Volume 201 at pages 183 to 189, dated 16-02-1973 in the Office of the Sub-Registrar Bangalore Jayanagar.

Whereas the Lessor is the sole and absolute owner and sufficiently entitled to lease the property bearing all the pieces and parcels of Agriculture Land Converted to Non Agricultural Purpose bearing **Sy.No.76/3**, measuring to an extent of **0-15**

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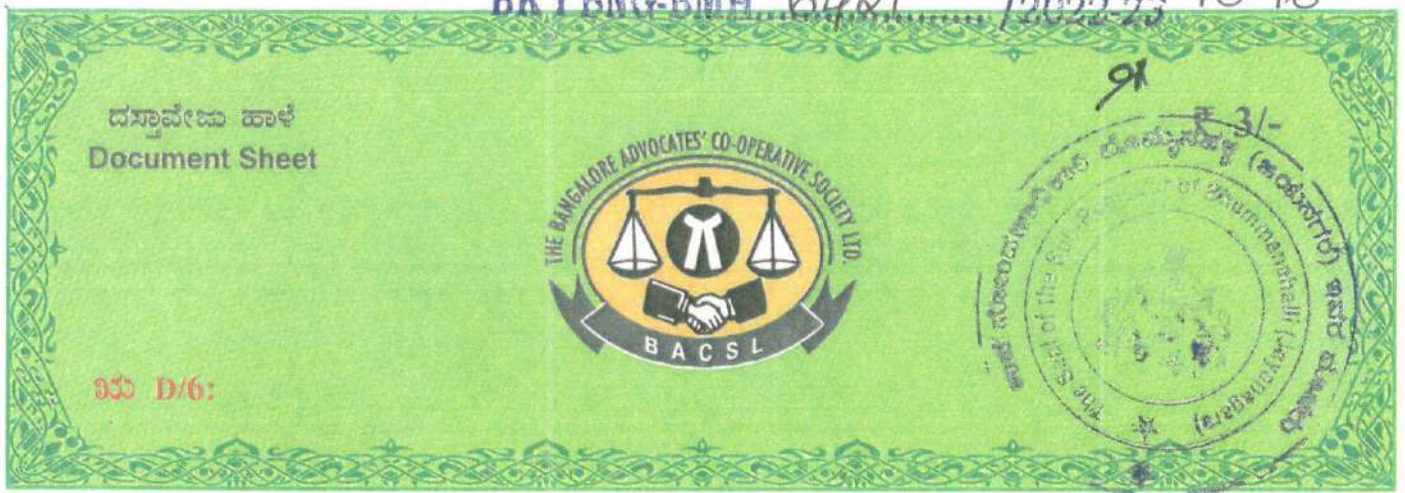


**Guntas**, situated at **THAVAREKERE VILLAGE, BEGUR - HOBLI, BANGALORE SOUTH TALUK**, who got right over the Schedule Property by way of registered sale deed dated 10-01-1968, vide document No.2354 of 1967-68 of Book-I, Volume 36 at pages 113 to 115, dated 11-01-1968 in the Office of the Sub-Registrar Bangalore Jayanagar. The Khatha now stands in the name of **LESSOR** and his name is entered in all the BBMP and revenue records. Which is morefully described in the Schedule hereunder and herein after referred to as Schedule Property for the sake of convenience.

Whereas, the Lessee with the intention of starting CBSE Syllabus, in Christ School and to proceed for Affiliation process from CBSE Delhi, has approached and requested the Lessor to lease the Schedule Property measuring to an extent of **89,812 Square Feet** i.e., **2 Acres 2.47 Guntas** out of **3 Acres 20.08 Guntas** for a period of **25 (Twenty-Five years)** and the Lessor after mutual discussion with the Lessee has agreed to lease the Schedule Property, together with all casements and appurtenances whatever belonging or in any way appurtenant thereto, on the following terms and conditions hereinafter mentioned.

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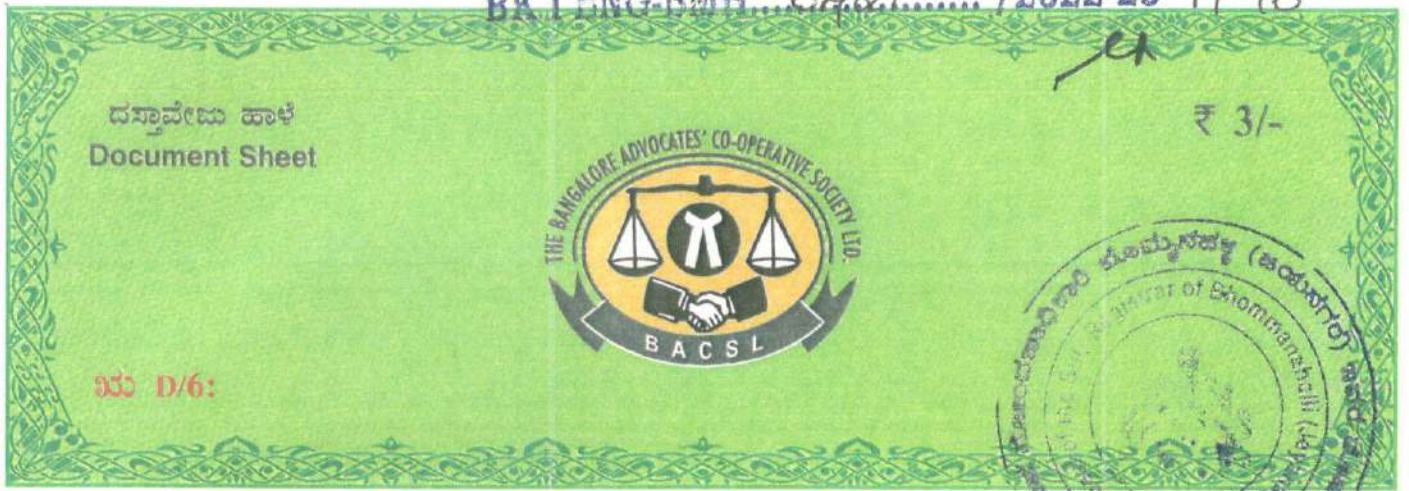
**NOW THIS LEASE DEED WITNESSETH AND THE PARTIES HERTO  
AGREE AND DECLARE AS FOLLOWS**

**1. RENT:**

- a. TO HOLD the said promises to the Lessee from September 30<sup>th</sup> 2022, for a term of **25 (Twenty-Five) years** paying thereof during the said period, a yearly rent of **Rs.40,000/- (Rupees Forty Thousand Only)** by yearly payments on or before 10<sup>th</sup> day of March in every year at the office of the Lessor or at such other place as the Lessor may from time to time fix on his behalf, the first of such payment to be made on or before 15<sup>th</sup> of October 2022.
- b. The rent payable by the Lessee to the Lessors shall be a sum of **Rs.40,000/- (Rupees Forty Thousand Only)** per year for the use and occupation of the schedule premises.
- c. The rent of the schedule premises shall be paid on or before 10<sup>th</sup> day of March, every year.

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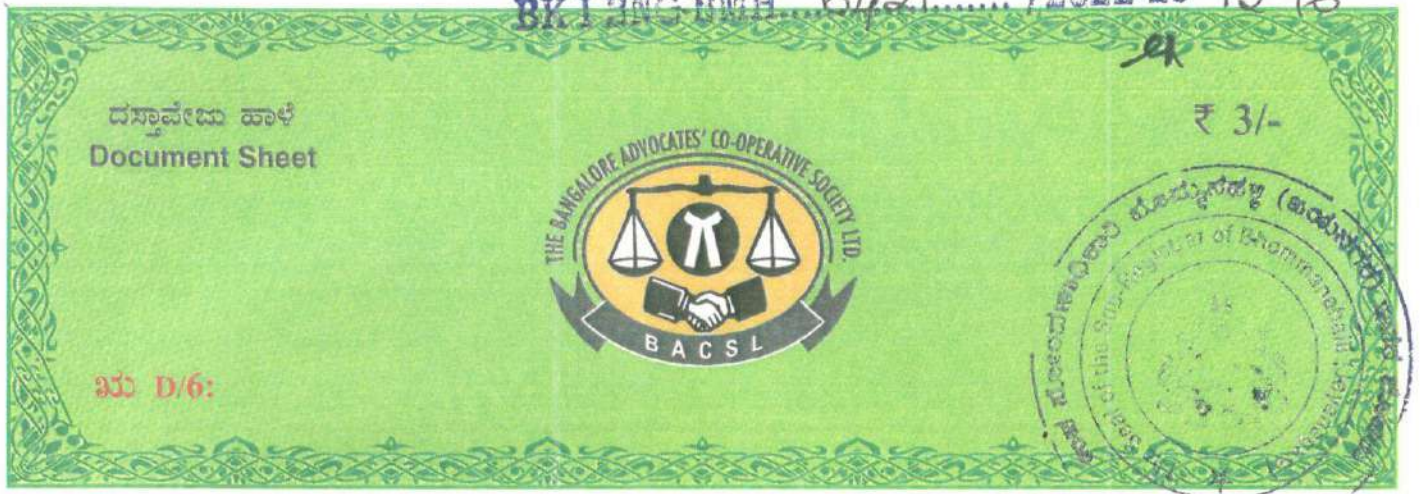


2. **DELIVERY OF POSSESSION:** The Lessor has delivered the scheduled land with its, physical, actual possession of the schedule property to the Lessee and the Lessee acknowledges for having taken physical possession of the scheduled land together with all casements and appurtenances whatever belonging or in any way appurtenant thereto.
3. **DURATION OF LEASE:** The duration of the Lease shall be for a period of **25 (Twenty Five) years** from the date of registration of this Lease Deed i.e., 21-09-2022 to 20-09-2047.
4. **THAT THE LESSEE SHALL AGREE WITH THE LESSOR**
- That the schedule property lease under this 'Deed' shall be used exclusively for the purposes of education and its ancillary purposes alone and no other purpose.
  - That the building and premises mentioned under the Scheduled Property shall be kept intact without disturbing their original condition.

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- c. That in the event of any required changes or for a renovation or of any structural changes with regard to the buildings or other infrastructures mentioned under Schedule Property, the Lessee shall obtain written permission from the Lessor by giving a months' notice in advance.
- d. The Lessee shall not absolutely assign the Lease hold rights created hereunder. The Lessee shall not sub Lease any part or parts of Built Up Area constructed over the schedule property to any strangers.

5. **PAYMENT OF TAXES:** The Lessor shall pay up to date municipal tax in respect of the SCHEDULE PROPERTY till the date of this deed and thereafter the Lessee shall pay the municipal tax in respect of the schedule property that may arise on account of putting up of construction on the schedule property till the termination of lease period in the name of the Lessor. And the Lessee shall bear and pay all the taxes, rates and cesses payable to Bangalore Mahanagara Palike or any of its use including service tax as and when imposed during the subsistence of the lease.

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- 6. **WATER AND ELETRICITY:** The Lessee may apply for and obtain water and electricity connections, or other amenities from the concerned authorities or may make use of the existing connections. The Lessee shall bear and pay the electricity and water charges payable in respect of electricity and water consumed in the SCHEDULE PROPERTY.
- 7. **REPAIRS AND MAINTENANCE:** the Lessee shall maintain the SCHEDULE PROPERTY and the fittings and fixtures in a good and tenable condition and effect necessary repairs at its costs. The Lessee shall make suitable provisions with the sanction /Permission of competent authorities to discharge waste products, waste water and to construct necessary drainage and other suitable facilities at its own cost.
- 8. **OTHER COVENANTS:** That subject to the payment of rent hereby reserved and observing the stipulations on its part herein contained, the lessee shall be entitled to hold, possess, and enjoy the schedule property during the period of lease, without any interruption and disturbance by the lessor or any other person whosoever claiming under him.

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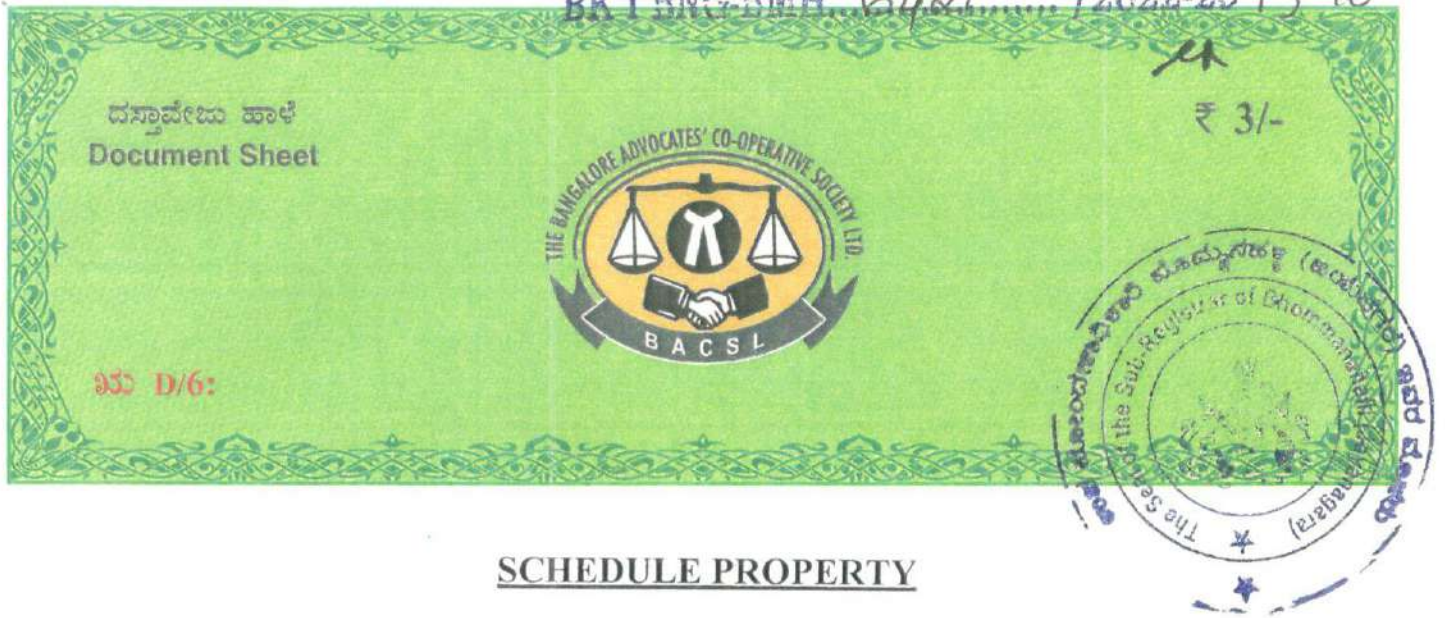


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- 9. **COST AND CUSTODY OF THE LEASE DEED:** The original of this Lease Deed shall be with the Lessee and the duly registered duplicate copy shall be with the Lessor. The cost of preparation, execution and registration of this LEASE DEED shall be borne by the Lessee.
- 10. **RENEWAL OF THE LEASE:** On the expiry of the term of this lease, the lessor may renew the lease for a further period on fresh terms and conditions mutually agreed upon.
- 11. **DISPUTES AND JURISDICTION:** With regard to any disputes and difference and disputes between the parties hereto regarding the interpretation, scope or effect of any of the terms and conditions, the courts at Bangalore shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents.

PRINCIPAL  
CHRIST SCHOOL  
Dharmaram College (P.O.)  
BANGALORE - 560 029

CORRESPONDENT  
CHRIST SCHOOL  
Dharmaram College (P.O.)  
BANGALORE - 560 029



### SCHEDULE PROPERTY

All that piece and parcel of portion of Converted Agriculture Land bearing Sy.No.75/8, measuring 1 Acre 37 Guntas, Sy.No.76/1, measuring 0-08 Guntas, Sy.No.75/2, measuring 0-15 Guntas, Sy.No.76/4, measuring 0-18 Guntas, Sy.No.75/2, measuring 0-7.08 Guntas, Sy.No.76/3, measuring 0-15 Guntas, measuring to an extent of **2 Acres 2.47 Guntas (89,812 Square Feet)** out of total measurement of 3 Acres 20.08 Guntas, (153004.5 Square Feet) of Thavarekere Village, Begur Hobli, Bangalore South Taluk, Bengaluru District, Karnataka, now situate at BBMP **Municipal No.33**, Old No.36/3, having BBMP PID No.63-146- 33, situate at **CHRIST SCHOOL ROAD**, Bharathi Layout, Bengaluru, BBMP Ward No.152-Sudduguntepalya, along with building is utilized for the School purpose and civic amenities and bounded on:

East by : D V K Road,  
 West by : Remaining portion of the Lessor,  
 North by : Remaining portion of the Lessor,  
 South by : Main Road.

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PRINCIPAL  
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In witness whereof the parties hereunto put their signatures on this  
**LEASE DEED** on the day, month and year first above mentioned.

**WITNESSES:**

1) *Reji*  
Reji Philip  
Dharmaram College  
Bengaluru

*[Signature]*  
**LESSOR/OWNER**  
Represented by its present Rector

2) *Ramya*  
Ramya  
#22, Thavarekere  
Bengaluru.

*[Signature]*  
**LESSEE / TENANT**  
Represented by its Member and for  
the time being, Co-Ordinator

Drafted by  
*[Signature]*  
Paul and Associates,  
Advocates,  
No.22, Chikkadugodi  
,Thavarekere Post, Bengaluru-560 029.

*[Signature]*  
**PRINCIPAL**  
**CHRIST SCHOOL**  
Dharmaram College (P.O.)  
BANGALORE - 560 029

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*[Signature]*  
**CORRESPONDENT**  
**CHRIST SCHOOL**  
Dharmaram College (P.O.)  
BANGALORE - 560 029