



LEASE DEED

This indenture of Deed of Lease is made and executed on this 03rd day of March 2023 by and between: -

1. **Mr. H.N. BOREGOWDA,**
Aged about 58 years,
S/o. Narasimhaiah,
Aadhaar No.9689 7535 4347,
2. **Mr. MITHUN. H.B.,**
Aged about 30 years,
S/o. Mr. H.N. Boregowda,
Aadhaar No.9746 3315 5765,

both are residing at No.307, Mahaveer Fortune,
G.Hosahalli Main Road, Bangalore-560 091.

Hereinafter called the 'LESSOR' (Owner) of the One Part,

M/s. SLN EDUCATIONAL TRUST@,
Having its office at No. 40, 11th C Cross, LR Layout,
Nagarabhavi 2nd Stage, Bangalore-560 091.
Represented by its Secretary **Mrs. SHRUTHI.K.**
Aadhaar No.6080 3944 7788,

Hereinafter called the 'LESSEE' (Tenant) of the Other Part,

Whereas, the lessor has represented the lessee that they are the sole and absolute owners of the Land in converted Survey No. 130/2, (duly converted from agriculture to non-agricultural Commercial-Educational purpose vide official Memorandum No. 411214, dated: 23.02.2023, issued by Commissioner, Chitradurga District) situated at of Byadarahalli Village, Dharmapura Hobli, Hiriya Taluk, Chitradurga District, measuring 1 Acre 24

H.N. Boregowda
Mithun

SLN EDUCATIONAL TRUST
Page 1 of 4
Shruthi K.



Print Date & Time : 06-03-2023 12:23:29 PM

ಪೂರ್ವ ರವರು
ಹಿರಿಯರರು

ದಾಖಲೆ ಸಂಖ್ಯೆ : 8668

ಪೂರ್ವ ರವರು ಹಿರಿಯರರು ರವರ ಹಿರಿಯರಲ್ಲಿ ದಿನಾಂಕ 06-03-2023 ರಂದು 12:05:01 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಪರಿಶೋಧನೆಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	3200.00
2	ಪ್ರಾ.ನಿ.ಯ. ಶುಲ್ಕ	525.00
	ಒಟ್ಟು :	3725.00

ಶ್ರೀ M/S SUN Educational Trust Represented by Its Secretary Mrs. SHRUTHI, K & Mithun, H.B. ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿಗಳು

ಹೆಸರು	ಪೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S SUN Educational Trust Represented by Its Secretary Mrs. SHRUTHI, K & Mithun, H.B.			 SUN EDUCATIONAL TRUST Secretary

ಉಪ ನಿರ್ದೇಶಕರಾಗಿ ಕಾರ್ಯ
ಹಿರಿಯರರು

ಬರೆಯುವುದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
1	M/S SUN Educational Trust Represented by Its Secretary Mrs. SHRUTHI, K. & Mithun, H.B. (ಬರೆಯುವುದಾಗಿ)			 SUN EDUCATIONAL TRUST Secretary
2	Sri H.N. Boregowda, ದಿನಾ Narasimhalah (ಬರೆಯುವುದಾಗಿ)			

ಉಪ ನಿರ್ದೇಶಕರಾಗಿ ಕಾರ್ಯ
ಹಿರಿಯರರು

ಈ ದಾಖಲೆಯು ಪಾಲುದಾರರ ಸಹಕಾರದಿಂದ
ಸಿದ್ಧಪಡಿಸಿದ ದಾಖಲೆಯಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿದ್ಯಾರ್ಹತೆ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಾಖಲೆ ಪತ್ರ
Document Sheet
ಸರ್ವೆ ಉಪಯುಕ್ತ
ಒಲವು



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಪಾಲುದಾರರ ದಾಖಲೆ ದಾಖಲೆಗೆ ಉಪಯುಕ್ತ/ಒಲವು
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ಬೆಲೆ : ರೂ.3/-
(ಬಿಡುಗಡೆ ಸೇರಿ)

-2-

Guntas, along with 40 squares of building constructed thereon, which is morefully and particularly described in the schedule hereunder and hereinafter referred to as the SCHEDULE PROPERTY,

Whereas the Lessee who is in need of a property to run their **M/s. SLN EDUCATIONAL TRUST®** have approached the lessor for the lease of the entire schedule property and whereas the lessor has agreed to grant and the lease to the lessee and has agreed to accept, on lease the schedule property on the terms and conditions contained herein.

NOW THIS INDENTURE WITNESSETH THE AGREEMENT BETWEEN THE TWO PARTIES AS FOLLOWS:

1. The Lessor has handed over the Vacant possession of the schedule premises to the lessee with effect from 03.03.2023.
2. The Lease of the schedule premises shall be for a period of 30 (Thirty) years, if both the parties agreed to continue the same tenancy for the further period on the mutual consent fresh agreement will be made.
3. The Lessee shall pay a monthly rent of Rs.3,500/- (Rupees Three Thousand Five Hundred Only) per month on or before the 10th day of each month.
4. The Lessee has paid a deposit of Rs.2,00,000/- (Rupees Two Lakh Only) as an advance, the said deposit shall be repayable in full without interest at the time of the termination of the lease.
5. The Lessee has agreed to pay the Electric consumption charges according to the electric meter every month to the concern department.
6. The Lessee shall take the responsibility of maintenance and upkeep of the schedule property.

HNBeydga
M.H.

SLN EDUCATIONAL TRUST

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
3	Sri Mithun. H.B. , ದಿವ್ H.N. Boregowda (ಬರೆದುಕೊಡುವವರು)			

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ,
ಹರಿಹರ.

2223
8668...ನೀ ಪುಸ್ತಕದ...
4...ಪುಟ
4
ಪದ್ಮ ರವಿಶಾಸ್ತ್ರಿ,
ಹರಿಹರ.

8668

ದಸ್ತಾವೇಜ್-ಪಾಳೆ
Document Sheet

ಈ ದಸ್ತಾವೇಜು ಪಾಲುದು ಸಂಘದ ಉಪಯೋಗಕ್ಕೆ
ಮಾತ್ರ ೨೪೨೨ ವರ್ಗದ ಮುದ್ರಿತವಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ಸೌಕರ್ಯ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

**The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.**

ಈ ಪಾಲುದು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಮೆರೆ : ರೂ.3/-
(ಮೂರು ರೂಪಾಯಿ)

- 3 -

7. The Lessor shall pay the Property taxes for the scheduled premises.
8. The Lessee is permitted to use the schedule premises for Education institute purpose in the name of **M/s. SLN EDUCATIONAL TRUST®** subject to the laws in force from time to time and shall have peaceful possession without interruption or disturbance by the Lessor.
9. The Lessee shall take the responsibility of maintenance and upkeep of the schedule property which is inclusive of white/colour washing and minor repairs.
10. The Lessee agrees not to sublet or part with the possession of the said schedule property or any part thereof without the written consent of Lessor.
11. The Lessee agrees not to make any structural alterations without the written consent of the Lessor.
12. The Lessee agrees to yield up the said premises at the end of the agreed period with the Lessor in good and tenantable condition subject to normal wear and tear.
13. Either party may terminate the Lease by giving not less than Two Years notice in writing.

SCHEDULE

All the peace and parcel of Land in converted Survey No. 130/2, (duly converted from agriculture to non-agricultural Commercial-Educational purpose vide official Memorandum No. 411214, dated: 23.02.2023, issued by Commissioner, Chitradurga District) situated at of Byadarahalli Village, Dharmapura Hobli, Hiriyuru Taluk, Chitradurga District, measuring 1 Acre 24 Guntas, along with 40 squares of building constructed thereon and bounded on:-

Hiriyuru

M.A.

SLN EDUCATIONAL TRUST
Shishu
Page 3 of 4

ಗುರುತಿಸುವವರು

2 2283
8668 6

ಪಂಚ ರವಿವಾರ್, 6
ಹಿರಿಯೋರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹಿರಿಯ ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	H. Kumarwamy S/o Late Hanumappa Heggere, Chalikere Taluk,	Hanumappa
2	Rakshith H.R. S/o Rangaswamy, H. Heggere, Chalikere Taluk,	Rakshith H.R.

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ,
ಹಿರಿಯೋರು

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ HYR-1-08668-2022-23 ಆಗಿ ಪಿ.ಡಿ. ಸಂಖ್ಯೆ HYRD1339 ನೇ ದಿನಾಂಕ 06-03-2023 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ ಸಹಿ ರವಿವಾರ್ (ಹಿರಿಯೋರು)	
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Designed and Developed by C-DAC, ACTS, Pune

ಬಿ. ಕಲಾನತಿ,
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ,
ಹಿರಿಯೋರು.

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ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಪಾಳೆ
Document Sheet

The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ.3/-
(ಬೆಂಗಳೂರು ಸೇರಿ)

- ೫ -

- East by :: Land in Survey No.124 belongs to Chandranna & Doddappa,
West by :: Land in Survey No.131 belongs to Yarappa,
North by :: Hiriyyuru-Dharmapura Road,
South by :: Land in Survey No.123 belongs to B.D.Hanumantharaya.

In witness whereof the two parties have hereinto set their respective hands and seals on the day mentioned above.

Witnesses.

1. H. Kumara
H. Kumara Sanyal
S/o Late Hanumanthappa
Heggere Santhappa (P)
Challakere TA.

SLN EDUCATIONAL TRUST
[Signature]
Secretary
LESSOR

2. Subbath HR
S/o. Rangaswamy H.
Heggere Santhappa (P)
Challakere TA.

[Signature]
HNB
LESSEE

[Signature]
B.R.Chandrashekhar
Advocate, HIRYURU
Enroll.No. KAR 836/94

22-23
8.668 ಸೇರಿಸಿದ
8



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

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/S SLN Educational Trust Represented by its Secretary Mrs. SHRUTHI. K , ಇವರು
16000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚಲನ್	16000.00	Challan No CR0323003000084190 Rs.16000/- dated 03/Mar/2023
ಒಟ್ಟು :	16000.00	

ಸ್ಥಳ : ಹಿರಿಯೂರು

ದಿನಾಂಕ : 06/03/2023

ಉಪ-ಮೊಂಡೇ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಉಪ ಮೊಂಡೇ ಇನ್‌ಚಾರ್ಜ್,
(ಹಿರಿಯೂರು)
ಹಿರಿಯೂರು.

Annexure B

CERTIFICATE OF LAND

Date: 22-07-2025

Certified that the land measuring 6475 Square meter is owned by Mr. H.N Boregowda and Mr. Mithun H.B by way of Sale Deed.

It is further certified that the owner of the land has leased the said land to M/S SLN EDUCATIONAL TRUST fully described in the schedule mentioned hereinafter with the following details for a period of 30 years from 03-03-2023 to 02-03-2053.

Sl.No	Particulars	Details
1.	Survey No	130/2
2.	Name of Street/Village, sub-division, District and State	Byadarahalli Village, Dharmapura Hobli, Hiriyur Taluk, Chitradurga District, Karnataka State

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that M/S ADHIRA INTERNATIONAL PUBLIC SCHOOL, Byadarahalli village, Dharmapura Main Road, Hiriyur taluk, Chitradurga district, Chitradurga, Karnataka - 577501 run by M/S SLN Educational Trust is located on the said plot of land.

THE SCHEDULE OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 6475 Square meter area of land situated in Hiriyur Taluk, Dharmapura Hobli, Byadarahalli Village Survey No 130/2 at Byadarahalli Village, Dharmapura Hobli, Hiriyur Taluk, Chitradurga District, Karnataka State and bounded as follows:

- North : Hiriyur-Dharmapura Road
East : Land in Survey No. 124
West : Land in Survey No. 131
South : Land in Survey No. 123


ತಹಶೀಲ್ದಾರ್
ಹಿರಿಯೂರು ತಾಲ್ಲೂಕು.

(Stamp and Signature)

TRANSLATED COPY
(Translated from Kannada version to English version)

Annexure B

CERTIFICATE OF LAND

Date: 22-07-2025

Certified that the land measuring 6475 Square meter is owned by Mr. H.N Boregowda and Mr. Mithun H.B by way of Sale Deed.

It is further certified that the owner of the land has leased the said land to M/S SLN EDUCATIONAL TRUST fully described in the schedule mentioned hereinafter with the following details for a period of 30 years from 03-03-2023 to 02-03-2053.

Sl.No	Particulars	Details
1.	Survey No	130/2
2.	Name of Street/Village, sub-division, District and State	Byadarahalli Village, Dharmapura Hobli, Hiriyr Taluk, Chitradurga District, Karnataka State

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that M/S ADHIRA INTERNATIONAL PUBLIC SCHOOL, Byadarahalli village, Dharmapura Main Road, Hiriyr taluk, Chitradurga district, Chitradurga, Karnataka - 577501 run by M/S SLN Educational Trust is located on the said plot of land.

THE SCHEDULE OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 6475 Square meter area of land situated in Hiriyr Taluk, Dharmapura Hobli, Byadarahalli Village Survey No 130/2 at Byadarahalli Village, Dharmapura Hobli, Hiriyr Taluk, Chitradurga District, Karnataka State and bounded as follows:

North : Hiriyr-Dharmapura Road

East : Land in Survey No. 124

West : Land in Survey No. 131

South : Land in Survey No. 123



Sd/-
Tahsildar
Hiriyr Taluk

TRANSLATION VERIFIED BY ME

LAKSHMAIAH, B.Com., LL.M.,
ADVOCATE & NOTARY PUBLIC
GOVT. OF INDIA

No. 74, "Sri Manjunatha Nilaya",
2nd floor, 1st Cross, Cholurpalya,
Magadi Road, Bengaluru-560023.