

CERTIFICATE OF LAND

File:BDH-1-01117-2022-23

Date:26-07-2023

Certified that the land measuring 4046.85Sqmts (1 acre), at Halle halli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore Karnataka-state is owned by Sri.P.J.Anthonyswamy by way of release deed in registered document No.BDH-1-03763-2017-18 stored in C.D.No.BDHD175 dated 15/11/2017 in the book No.1 in the office of the sub-registrar Shivajinagar (Bidrahalli), Bangalore

It is further certified that owner of the land has leased the said land to Prince of Peace Educational Trust® represented by its Chairman Sri.P.J.Anthonyswamy through registered lease deed in the Book.no.1, with No.BDH-1-01117-2019-20 in C.D.No. BDHD299 on 30/05/2019 in the office of Sub-registrar Shivajinagar (Bidrahalli), Bangalore fully described in the schedule mentioned hereinafter with the following details for a period of 30 years from 01-05-2019 to 31-03-2049.

SL	Particulars	Details
1	Plot No. (s)/ Survey No. (s)/Khasra No. (s)/Khata No.(s)/Khatauni No.(s)	Katha no.952
2	Name of street/village, Sub Division, District and State	Halle halli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore Karnataka-state

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that **Christ International School**, Halle halli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore Karnataka-state run by Prince of Peace Educational Trust® is located on the said plot of land.

THE SCHEDULED OF LAND ABOVE REFERRED TO


All that piece and parcel of land measuring **4046.85 Square meters** is bounded as follows:

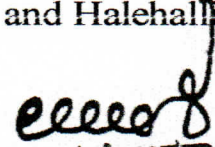

East by : Remaining Portion of the land in Property No.54

West by :Property belongs to K.Narayanappa.

North by : Property belongs to Avil Raj.

South by : Remaining Portion of the land in Property No.5 and Halehalli Main Road.


Manager,
Christ International School,
(Prince of Peace Educational Trust ®)
Behind Garden City College,
Near Halle Halli, K.R.Puram P.O,
Bangalore-560036


ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಬಿದರಹಳ್ಳಿ, ಬೆಂಗಳೂರು-49
Senior Sub-Registrar,
Bidarahalli, Bangalore-49

Principal,
Christ International School,
(Prince of Peace Educational Trust ®)
Behind Garden City College,
Near Halle Halli, K.R.Puram P.O,
Bangalore-560036



1117
19-20

LEASE AGREEMENT

This Agreement of lease is made and entered into on this the 30th day of May 2019 at Bengaluru BETWEEN

Sri.P.J.Anthonyswamy,
Aged about 51 years,
Son of late A.Joseph,
Residing at No.132,
T.C.Palya, K.R.Puram,
Bengaluru-560 036.

Hereinafter referred to as the 'Lessor' (which term and expression shall, where ever the context so requires or admits, mean and include his respective legal heirs, legal representatives, administrators and permitted assigns) of the **ONE PART**

AND

Prince of Peace Educational Trust,
(Regd. No.437/2003-04, Bk-IV, Dt: 24-02-2004
Of The Sub-Registrar, Krishnarajapura, Bangalore)
Having its office at premises bearing Property No.54,
Helahalli Village, Bidarahalli Hobli,
Bengaluru East Taluk, Bengaluru,
Represented by its Chairman
Sri.P.J.Anthonyswamy.

Hereinafter referred to as the 'Lessee' (which term and expression shall, where ever the context so requires or admits, mean and include its respective legal representatives, administrators and permitted assigns) of the **OTHER PART**

Abhishek
Manager,
Christ-International School,
(Prince of Peace Educational Trust ®)
Behind Garden City College,
Near Halle Halli, K.R.Puram P.O,
Bangalore-560036

Abhishek
PRESIDENT
PRINCE OF PEACE EDUCATIONAL TRUST (®)
Near Halehalli, Behind G C College,
K. R. Puram Post, Bangalore - 560 036.

...2
Praveen
Principal,
Christ International School,
(Prince of Peace Educational Trust ®)
Behind Garden City College,
Near Halle Halli, K.R.Puram P.O,
Bangalore-560036

2 ನೇ ಪುಟದ ದಾಖಲೆ ಸಂಖ್ಯೆ 1117
2019-20



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೊಂಡಲೆ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಅಧಿನಿಯಮ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯೆ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Prince of Peace Educational Trust Rep by its Chairman Sri. P.J. AnthonySwamy . ಇವರು
7650.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	4000.00	DD No 202603 Rs.4000/- dated 30/May/2019 drawn on KARNATAKA BANK LIMITED,BENGALURU ANANDAPURA.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1000.00	DD No 202601 Rs.1000/- dated 30/May/2019 drawn on KARNATAKA BANK LIMITED,BENGALURU ANANDAPURA.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	2650.00	DD No 202604 Rs.2650/- dated 30/May/2019 drawn on KARNATAKA BANK LIMITED,BENGALURU ANANDAPURA.
ಒಟ್ಟು :	7650.00	

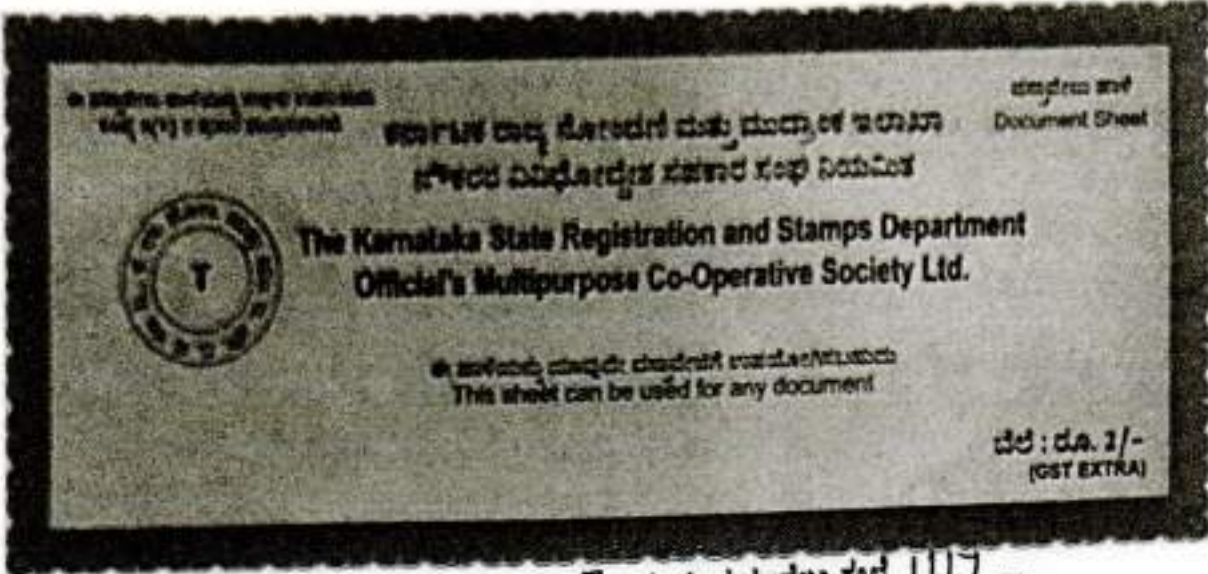
ಸ್ಥಳ : ಬಿದರಹಳ್ಳಿ
ದಿನಾಂಕ : 30/05/2019

a. a.
ಉಪ-ಮೊಂಡಲೆ ಮತ್ತು ಯುಕ್ತ ಅಧೀಶಾಹಿ
ಹಿರಿಯ ಉಪ ನಿರೀಕ್ಷಕರು
(ಬಿದರಹಳ್ಳಿ)
ಶಿವಟನಗರ (ಬಿದರಹಳ್ಳಿ), ಬೆಂಗಳೂರು-49

Designed and Developed by C- DAC ,ACTS Pune.


Manager,
Christ-International School,
(Prince of Peace Educational Trust ®)
Behind Garden City College,
Near Halle Halli, K.R.Puram P.O,
Bangalore-560036


Principal,
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(Prince of Peace Educational Trust ®)
Behind Garden City College,
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Bangalore-560036.



3 ಲಕ್ಷ ರೂಪಾಯಿ ಮೊತ್ತಕ್ಕೆ 117
2019-20 ✓

WHEREAS:

- i. The Lessee has requested the Lessor to grant a lease of a premises situated in Property No.54, Measuring 43,560 Square Feet, Situated at Helehalli Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru, consisting of 3000 Square Feet of RCC Roofed Buildings, which is more fully described hereunder, hereinafter called as "Schedule Premises".
- ii. The Lessor assures the Lessee that there is no impediment for him to enter into this Agreement and to grant lease of the Schedule Premises to the Lessee for purpose to run educational institution.
- iii. The Lessee undertakes to carry out all the interior works and provide all the amenities, fittings and fixtures to the Schedule Premises at its own cost.
- iv. The Parties desire to enter into this Agreement to confirm and record the terms and conditions according to which the Schedule Premises shall be granted on lease by the Lessor to the Lessee and other understanding in connection therewith.

NOW, THEREFORE, IN CONSIDERATION OF THE RECIPROCAL PROMISES AND OBLIGATION AND OF THE MUTUAL COVENANTS OF THE PARTIES CONTAINED HEREINAFTER, THIS AGREEMENT ENTERED INTO BY AND BETWEEN THE PARTIES WITNESSETH AS FOLLOWS: ...3

Alay

Abishel
Manager,

Christ-International School,
(Prince of Peace Educational Trust ©)
Behind Garden City College,
Near Halle Halli, K.R.Puram P.O,
Bangalore-560036

Alay

PRESIDENT
PRINCE OF PEACE EDUCATIONAL TRUST (R)
Near Halehalli, Behind G C College,
K. R. Puram Post, Bangalore - 560 036.

Pranav
Principal,

Christ International School,
(Prince of Peace Educational Trust ©)
Behind Garden City College,
Near Halle Halli, K.R.Puram P.O,
Bangalore-560036



Print Date & Time : 30-05-2019 05:06:54 PM

ದಾಖಲೆ ಸಂಖ್ಯೆ : 1117

ದಿವರಾಜ್ ದತ್ತಿಯವರ ಉಪನಿರ್ದೇಶನಾಧೀನ ಶಿವಾಜಿಪಾಲ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 30-05-2019 ರಂದು 04:49:34 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕುಲಕರ್ತವಿಗಾಗಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವ್ಯ
1	ನಿರೀಕ್ಷಿತ ಕುಲಕ	1300.00
2	ಶೇಷ ಕುಲಕ	770.00
3	ವರದಿಗಳಿಗಾಗಿ ಕುಲಕ	40.00
	ಒಟ್ಟು :	2110.00

ಶ್ರೀ Prince of Peace Educational Trust Rep by its Chairman Sri. P.J. Anthonyswamy ಇವರಿಂದ ಪಾವತಿಯಾಗುತ್ತದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಸಂಖ್ಯೆ	ಸಹಿ
ಶ್ರೀ Prince of Peace Educational Trust Rep by its Chairman Sri. P.J. Anthonyswamy			 PRESIDENT PRINCE OF PEACE EDUCATIONAL TRUST (P)

Near Halehall, Behind G C College,
K. R. Puram Post, Bangalore - 560 036.

ಹಿರಿಯ ಉಪ ನಿರ್ದೇಶನಾಧೀನರಿಗೆ
ಶಿವಾಜಿಪಾಲ (ದಿವರಾಜ್), ದಂಗೆಕುಡು-49

ಬರವಣಿಗೆಯಲ್ಲಿ ಒತ್ತಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಸಂಖ್ಯೆ	ಸಹಿ
1	Prince of Peace Educational Trust Rep by its Chairman Sri. P.J. Anthonyswamy (ಬರವಣಿಗೆಯಲ್ಲಿ)			 PRESIDENT PRINCE OF PEACE EDUCATIONAL TRUST (P)
2	Sri. P.J. Anthonyswamy S/o Late A. Joseph (ಬರವಣಿಗೆಯಲ್ಲಿ)			

Near Halehall, Behind G C College,
K. R. Puram Post, Bangalore - 560 036.

ಹಿರಿಯ ಉಪ ನಿರ್ದೇಶನಾಧೀನರಿಗೆ
ಶಿವಾಜಿಪಾಲ (ದಿವರಾಜ್), ದಂಗೆಕುಡು-49
Christ International School,
(Prince of Peace Educational Trust @)
Behind Garden City College,
Near Halle Halli, K.R.Puram P.O,
Bangalore-560036

Manager,
Christ-International School,
(Prince of Peace Educational Trust @)
Behind Garden City College,
Near Halle Halli, K.R.Puram P.O,
Bangalore-560036

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಸಂಖ್ಯೆ ೧(೧) ರ ಶಬ್ದದ ಮುದ್ರಾಂಕಪತ್ರ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ಮುದ್ರಾಂಕ ಪಾಠಿ
Document Sheet



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

ಈ ಪಾಠಿಯನ್ನು ಯಾವುದೇ ಮುದ್ರಾಂಕಪತ್ರ ಉಪಯೋಗಿಸಲು ಸಾಧ್ಯವು
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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

5ನೇ ಭಟದ ಮುದ್ರಾಂಕ ಸಂಖ್ಯೆ 1117
2019-20

1. AGREEMENT TO LEASE:

In consideration of rents hereinafter reserved and agreed to be paid by the Lessee as set out in this Agreement and the Lessee agreeing to comply with the covenants and conditions mentioned herein, the Lessor hereby agrees and undertakes to grant BY WAY OF LEASE to the Lessee, the Schedule Premises, for the duration stated herein below.

2. DURATION:

The initial duration of the lease in respect of the Schedule Premises shall be a period of 30 years from the date of 01.05.2019 to 31.03.2049 and can be extended with mutual understanding.

3. LOCK-IN PERIOD:

The Lessee has the right to terminate the lease at any point of time, however, if the lessee terminates the lease before expiry of 30 years from the Effective Date (Lock-in-period) for any reason whatsoever, the lessee will be required to pay the Lessor the rent for the period for which the Lessor is unable to lease the premises to another suitable lessee, subject to a maximum period not exceeding 12 months from the effective date of this lease. Provided that the Lessee shall be entitled to terminate the lease during the Lock-in Period for any material breach of the terms and conditions of the lease (as contained in this Agreement / in the Lease Deed that may be executed pursuant to this Agreement) committed by the Lessor which is not cured by the Lessor inspite of receiving notice issued by the Lessee therefore. A breach committed by the Lessor shall be deemed to be "material" if it is of

...4

Abhishek
Manager,

Christ-International School,
(Prince of Peace Educational Trust @)
Behind Garden City College,
Near Halle Halli, K.R.Puram P.O,
Bangalore-560036

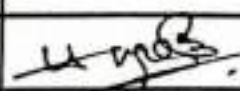
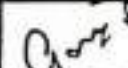
Abhishek
PRESIDENT

PRINCE OF PEACE EDUCATIONAL TRUST (R)
Near Halehalli, Behind G C College
K. R. Puram Post, Bangalore - 560 036

Principal
Principal,
Christ International School,
Prince of Peace Educational Trust @)
Behind Garden City College,
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Bangalore-560036

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6 ನೇ ವ್ಯವಹಾರ ಸಂಖ್ಯೆ 1117
2019-20

ಕ್ರ. ಸಂಖ್ಯೆ	ಕೆಲಸದ ವಿವರ	ತೀರ್ಮಾನ
1	H.V. Kumar S/o Late Venkatesh No 268, Anandapura, T C Palya, Bangalore-36	
2	Ganesh S/o Boemappa 7th Main, 5th Cross, B. Narayanapura, Bangalore-16	

30/05/19

ಹಿರಿಯ ಉಪ ನಿರೀಕ್ಷಕರು,
ಬೆಂಗಳೂರು (ವಿದ್ಯಾರಣ್ಯ), ಬೆಂಗಳೂರು-49



1 ನೇ ವ್ಯವಹಾರ ಸಂಖ್ಯೆ
ಸಂಖ್ಯೆ BDH-1-01117-2019-20 ಉ
ಉ.ನಿ. ಸಂಖ್ಯೆ BDHD299 ನೇ ದೃಢೀಕರಣ
ದಿನಾಂಕ 30-05-2019 ರಂದು ನಿರೀಕ್ಷಾರ್ಥವಾಗಿ



30/05/19
ಉಪನಿರೀಕ್ಷಕರು, ಬೆಂಗಳೂರು (ವಿದ್ಯಾರಣ್ಯ)

Designed and Developed by C-DAC, ACTS, Pune

ಹಿರಿಯ ಉಪ ನಿರೀಕ್ಷಕರು,
ಬೆಂಗಳೂರು, ಬೆಂಗಳೂರು-49


Manager,
Christ-International School,
(Prince of Peace Educational Trust ©)
Behind Garden City College,
Near Halle Halli, K.R.Puram P.O,
Bangalore-560036


Principal,
Christ International School,
(Prince of Peace Educational Trust ©)
Behind Garden City College,
Near Halle Halli, K.R.Puram P.O,
Bangalore-560036

ಈ ದಾಖಲೆಯು ಹಾಕಿರುವ ಸಂಖ್ಯೆ ಕಂಡುಬರುವ
ಸಂಖ್ಯೆ ೨(೧) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ದಾಖಲೆಯ ಹಾಕಿ
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಕಾರ್ಯನಿರ್ವಹಿಸಲು
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1ನೇ ಭಟದ ದಾಖಲೆಯ ಸಂಖ್ಯೆ 1117
2019-20

ಚಲಿ : ರೂ. 2/-
(GST EXTRA)

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such a nature as to affect the peaceful, effective and unhindered use, access and enjoyment of the Schedule Premises by the Lessee for the purposes for which it has been leased to the Lessee.

4. RENEWAL:

Upon the expiry of the Initial Lease Term, the Lessee may renew and extend the lease for a further period on terms and conditions similar to those contained herein, subject to escalation provided in this Agreement/Lease Deed. The renewal of lease shall be by way of execution of a fresh lease deed for such renewed term.

5. CONSTRUCTION AND FIT OUTS:

- 5.1. The Lessor represent that already there are 3000 Square Feet of RCC roofed buildings in the schedule premises.
- 5.2. Specific Improvements and facilities shall be made by the Lessee at its own cost in the Schedule Premises:
- 5.3. Power: The Lessor has secured the power supply to the Schedule Premises from the Bangalore Electricity Supply Company. However, the constant charges and the charges for consumption of the electricity by the Lessee in the Schedule Premises shall be borne by the Lessee in accordance with the meter reading thereof.

...5

Abhishek
Abhishek
Manager,
Christ-International School,
(Prince of Peace Educational Trust ©)
Behind Garden City College,
Near Halle Halli, K.R.Puram P.O.,
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Praveen
Praveen
Principal,
Christ International School,
(Prince of Peace Educational Trust ©)
Behind Garden City College,
Near Halle Halli, K.R.Puram P.O.,
Bangalore-560036

ಈ ದಾಖಲೆಯು ಹಾಕಿಯನ್ನು ಕಂಪೌಂಡ್ ಮಾಡಬಹುದು
ಸಂಖ್ಯೆ 3(1) ರ ಪ್ರಕಾರ ದಾಖಲಿಸಬಹುದು.

ದಸ್ತಾವೇಜು ಹಾಕಿ
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಸೌಕರದ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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8 ಸಿ ಪ್ರಿನ್ಸ್ ಆಫ್ ಪೀಸ್ ಶಾಲೆ ಸಂಖ್ಯೆ 1117
2019-20

ಬೆಲೆ: ರೂ. 2/-
(GST EXTRA)

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6. POSSESSION AND EXECUTION OF LEASE AGREEMENT/DEED:

The Lessor has handed over the vacant possession of the schedule premises to the Lessee and is executing this agreement/deed.

7. RENT:

Subject to the provisions of clause 6, the Lessee shall pay an amount of Rs.15,000/- (Rupees Fifteen Thousand only) every month towards monthly rent to the Lessor in respect of the Schedule Premises, from the Effective Date till the termination of the lease, by expiry of time or by early termination of the lease in terms of this Agreement / the Lease Deed that may be executed in pursuance of this Agreement. The Lessee shall pay all necessary taxes except the property tax and shall produce the receipts to the Lessor for having paid the same.

8. SECURITY DEPOSIT:

The LESSEE has paid the LESSOR an interest free refundable amount of Rs.75,000/- (Rupees Seventy five thousand only) towards Security Deposit and the said deposit shall be refundable to the Lessee without any interest simultaneously with the Lessee surrendering peaceful vacant physical possession of the Schedule Premises on expiry; or earlier termination of lease granted in terms of this Agreement or any renewed term thereof subject to adjustment of arrears of electricity charges, monthly maintenance charge and Rent due and payable by the Lessee to the Lessor.

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Abay

Abay

PRESIDENT
PRINCE OF PEACE EDUCATIONAL TRUST (R)
Near Halehalli, Behind G C College,
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Near Halle Halli, K.R.Puram P.O,
Bangalore-560036

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಸಂಖ್ಯೆ ೨(೨) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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9.6. Outgoings:

The Lessee shall, during the Initial Lease Term or any renewed term thereof, meet the following expenses in respect of the Schedule Premises over and above the Rent herein reserved:

- All charges for electricity consumed by the Lessee in the Schedule Premises in accordance with the meter reading thereof payable directly to Bangalore Electricity Supply Company or any other authority supplying power to the Schedule Premises.
- All actual charges for the use of the sanitary services and usage of BWSSB / Bore well services etc., shall be paid by the Lessee time to time.
- The usage of electricity to be paid by the lessee.

9.7. Use of the Schedule Premises & Return of Possession:

9.7.1. The Lessee shall use the Schedule Premises only for their educational institution purpose.

9.7.2. The Lessee shall not without the prior written consent of the Lessor make any structural alternations or additions to the space in the Schedule Premises or remove there from any fixtures or fittings provide by the Lessor therein. However, the Lessee may construct portions, or such other temporary structures as the Lessee may deem necessary, or install any electrical equipment required for the Lessee's operations. The Lessee shall not do any act, which will cause or tend to cause any damage to the structure of the Building. The Lessee shall

...8

Ashish
Manager,

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Abey
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Principals
Principal,

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(Prince of Peace Educational Trust ©)
Behind Garden City College,
Near Halle Halli, K.R.Puram P.O,
Bangalore-560036

ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಸುಧಾರಿಸುವ ಉದ್ದೇಶದಿಂದ
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obtain all statutory permissions, as may be applicable, for installation and running of any of its equipment installed in the Schedule Premises.

- 9.7.3. Both Parties shall abide by all laws for the time being in force, apply for and keep up-to-date all requisite approvals as may be required to carry on their activities in or in relation to the Schedule Premises and follow all statutory requirements and shall indemnify and keep indemnified the other against all actions, proceedings, suits, claims, demands, losses, damages, cost, charges and expenses incurred or suffered by it on account of any non-observance or non-performance thereof.
- 9.7.4. The Lessee shall regularly pay the Rent reserved at the time and in the manner aforesaid.
- 9.7.5. Neither Party shall do or suffer to be done in or in relation to the Schedule Premises any act, deed, matter or thing that may cause nuisance or annoyance to other party.
- 9.7.6. The Lessor shall not be responsible or liable for any theft, loss or damage or destruction of any property of the Lessee lying in the Schedule Premises, nor for any bodily injury to any person during the occupation of the Schedule Premises from any cause whatsoever unless it is directly attributable to negligent conduct on part of the Lessor or their employees and agents.
- 9.7.7. The Lessee shall subject to reasonable wear and tear, keep the Schedule Premises in good repair. Any damage caused to the Schedule Premises other than those caused by normal wear and

...9

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Pranab
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Near Hallie Halli, K.R.Puram P.O,
Bangalore-560036

ಈ ದಾಖಲೆಯು ಹಾಕಿಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
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2019-20

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tear and damage by acts beyond the control of the Lessee viz.,
flood, earthquake, riots, Acts of God, evil commotion and not
attributable to the negligence of the Lessees or their agents etc.,
shall be repaired or rectified by the Lessor at its own costs
within a period of 3 (Three) months. If the same repairs are
made by the Lessee, then Lessee have the right to recover the
same cost from Lessor by adjusting same from the subsequent
month's rent payable to Lessor.

9.7.8. The Lessee shall not in any manner carry out any unlawful,
illegal or dangerous activity in the Schedule Premises. Other
than cooking gas, the Lessee shall not store on the Schedule
Premises goods or merchandise, which are hazardous,
combustible or dangerous.

9.7.9. Subject to the Lessor making a refund of the Security Deposit to
the Lessee after deducting amounts due towards the electricity
charges, monthly maintenance charges and Rent from the
Lessee to the Lessor, the Lessee, shall forthwith on the expiry of
the lease or its earlier termination as per the terms thereof,
hand over vacant and peaceful possession of the Schedule
Premises. The provisions of this clause are also subject to any
delays in handling over possession that may be caused by force
majeure events or delays attributable to the Lessor.

9.8. Sub-Leasing / Sub-Letting the Premises:

The Lessee shall not be entitled to sub-lease or transfer during the
lease period.

...10

12/5/2019
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(Prince of Peace Educational Trust ©)
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Near Halle Halli, K.R.Puram P.O,
Bangalore-560036

ಈ ದಾಖಲೆಯ ಹಾಳೆಯನ್ನು ಸರ್ಕಾರಿ ಉಪಯೋಗಕ್ಕೆ ಸೀಮಿತವಾಗಿ ಬಳಸಬಹುದು.

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9.9. Inspection of the Schedule Premises:

The Lessee shall permit the Lessor, his authorized agents or representatives to enter upon the Schedule Premises at reasonable times and during normal business hours, for inspecting the state and condition of the Schedule Premises or to carry out any repair or maintenance as may be required from time to time. The Lessor, his authorized agents or representatives shall also have a right to enter the Schedule Premises at any point of time to carry out any urgent repairs required to ensure the safety and security of the Schedule Premises.

10. COVENANTS, RIGHTS AND OBLIGATIONS OF THE LESSOR:

10.1. Title to the Premises:

Lessor covenant that he has good rights, full power and absolute authority to grant to the Lessee the Schedule Premises. The Lessor further covenants that he had not created any charges or encumbrances of whatever nature on the Schedule Premises nor have they created any tenancy or lease or any right in favour of any other person in respect of the Schedule Premises.

10.2. Peaceful Possession:

The Lessee, on paying the Rent in the manner herein provided and on observing and performing the covenants, conditions and stipulations herein contained, shall have unimpeded use, complete & peaceful enjoyment and occupation of the Schedule Premises during the period

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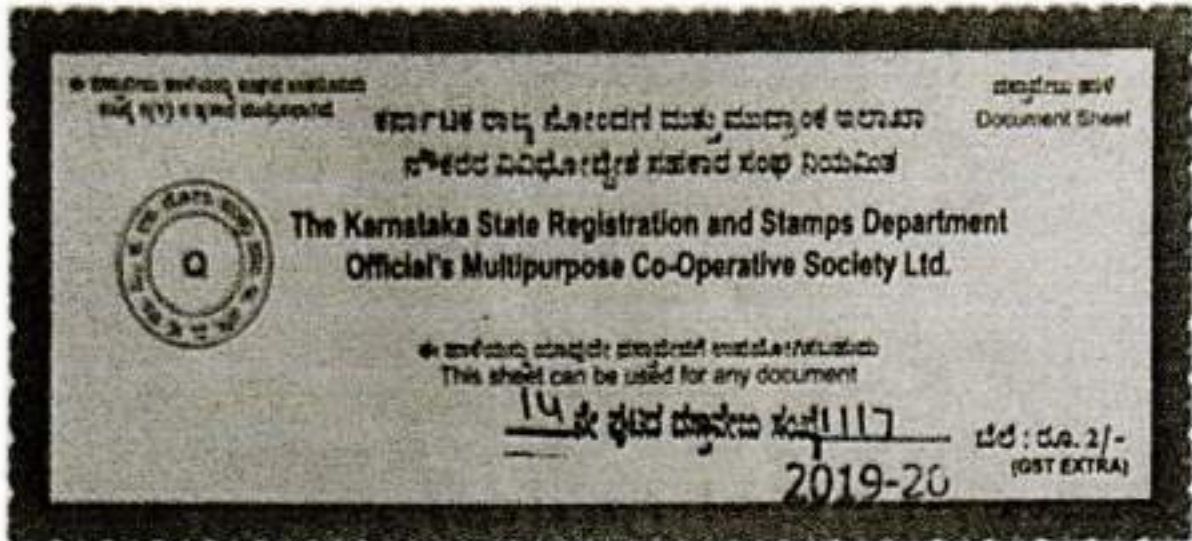
- 11 -

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Behind Garden City College,
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Bangalore-560036



of the lease, without any let, obstruction, interruption and/or disturbance whatsoever by the Lessor or any person or person lawfully or equitably claiming by, from or under them. The Lessor indemnify and shall keep indemnified the Lessee against all sanctions, proceedings, suits, claims, demands, losses, damages, costs, charges and expenses incurred or suffered by the Lessee on account of any non observance or non-performance hereof by the Lessor.

11. TERMINATION OF LEASE

11.1. The lease cannot be terminated by the Lessor before expiry of the Lock-in period for any reason whatsoever other than a material breach committed by the Lessor as stated in Clause 3 hereof. In case a material breach of the aforementioned nature is committed by the Lessor, the Lessee shall issue a notice in writing seeking curing of the breach to the extent practically feasible. In the event, the Lessor do not (i) rectify the breach so intimated by the Lessee within thirty (30) calendar days of receipt of such notice from the Lessee, or (ii) pay the Lessee the amount due to it towards rectification of any breach of payment of any dues of the Lessor, the Lessee shall be entitled to terminate the lease forthwith.

11.2. Notwithstanding the Lock-in-period, if the Lessor were to obtain conveyance of the Schedule Premises in favour of their nominee/s and such nominee/s insist upon the variation in the terms of this Agreement, the Lessee at its sole option can terminate the Lease.

...12

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 Near Halle Halli, K.R.Puram P.O,
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- 11.3. In the event the Lessee defaults in payment of any Rental Amounts for two (2) months, the Lessor shall issue a notice in writing to the Lessee seeking payment within 15 (Fifteen) days. If the Lessee fails to pay upon receipt of such notice, the Lessor shall be entitled to deduct the dues from the Security Deposit, terminate the lease of the Schedule Premises and enter the same. ✓
- 11.4. In the event the Lessee wants to terminate the lease at the end of the Lock-in-period, Lessee shall have the sole right to terminate the lease by issuing three (3) months prior notice (before the expiry of the Lock-in-period), in writing, to the Lessor without assigning any cause therefore and without being liable for any damages whatsoever on account of such termination.
- 11.5. Notwithstanding the Lock-in-period, if the whole or any portion of the Schedule Premises shall, at any time, be destroyed or damaged by a Force Majeure event as defined in this Agreement, so as to be rendered inaccessible or uninhabitable, the parties may mutually terminate the lease of the Schedule Premises with immediate effect, without any cost or liability. In the event the Lessee opts to continue the lease and is in possession and enjoyment of only part of the Schedule Premises, the Lessee shall pay proportionate Rent for that part which is still in usable condition, until such time as the Lessor shall have put the Schedule Premises fully in usable condition. The Lessor shall at her own cost take steps to restore the Schedule Premises to habitable condition within a reasonable time. Any costs incurred by the Lessee towards that account will be

...13

- 13 -

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Bangalore-560036



deducted by it in any subsequent Rental or other payments due to the Lessor for the duration of the Schedule Premises being uninhabitable or inaccessible, to the extent the Schedule Premises the Lease, in the event the Lessor has to fail to so restore the Schedule Premises to habitable condition as aforesaid. If said costs incurred by the Lessee are in excess of subsequent Rental or other payments due to the Lessor, then Lessor shall refund said excess to the Lessee.

11.6. In the event Lessee terminates the lease during the Lock-in-period for any reason other than as provided in clause 12.1 or if the Lessor terminate the lease for any breach of lease for any breach of the terms and conditions of the lease committed by the Lessee, the Lessee shall be liable to pay to the Lessor the Rent as detailed in clause 7 for the un-expired portion of the Lock-in-period as detailed in Clause 3 from the date of such termination.

12. FORCE MAJEURE

Notwithstanding the Lock-in-period, if the performance by either Party, of any of its obligations under this Agreement / the lease Deed that may be executed pursuant thereto is prevented, restricted or interfered with by reason of, fire, accident, strike, war or other violence, any law, or regulation of any government, or any act or condition whatsoever beyond the reasonable control of such Party (each such event shall be called a "Force Majeure" event), then such Party shall be excused from such performance to the extent of such prevention, restriction or interference; provided, however, that such Party shall give prompt notice within a period of 7 (seven) days from the date of the Force

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14
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ಈ ದಾಖಲೆಯು ಪಾಲುದಾರರ ಸಹಜ ಉದ್ದೇಶದಿಂದ
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Majeure. Said notice shall include a description of the Force Majeure event, reasonable efforts to avoid or remove such cause of non performance, and performance will continue when such cause is removed.

13. INDEMNITY:

The Parties shall defend, indemnify, and hold harmless the other from and against any claim, Liability, demand, loss, damage, judgment or other obligation or right of action, which may arise as a result at:

- Breach of this Agreement by the other;
- Misrepresentation by one Party to the other
- Anything done or omitted to be done through the negligence or misconduct of the other their representatives / agents.

14. ATTORNMENT:

The Lessor shall be entitled to obtain conveyance of the Schedule Premises in favour of her nominee/s provided the right of possession of the Lessee is not affected. The Lessor shall further ensure that the said nominee/s unconditionally agree to the terms and conditions of the lease as stated in this Agreement and be responsible for refund of the Security Deposit in terms hereof, and that they shall ensure that the Lessee shall continue to use the Schedule Premises during the remaining term of the lease.

...15

Abay

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Praveen
Principal,

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Near Halle Halli, K.R.Puram P.O,
Bangalore-560036.

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ಘೋಷಿತ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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Official's Multipurpose Co-Operative Society Ltd.

ಈ ಪಟ್ಟಿಪತ್ರ ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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2019-20

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(GST EXTRA)

The Lessor or his nominee shall be entitled to sell, assign, convey, transfer or otherwise dispose of their right, title and interest in the Schedule Premises (whole/part) during the subsistence of the lease, with prior intimation in writing to the Lessee. The Lessor or their nominee shall also ensure that no such sale, assignment, conveyance or transfer in any manner of the Schedule Premises contained in this Agreement / Lease Deed that may be executed pursuant thereto i.e. such transferee/s shall step into the shoes of the Lessor or their nominee/s, that they unconditionally agree to the terms and conditions of the lease as stated in the Agreement and the Lease Deed, and are responsible for refund of the Security Deposit in terms hereof, and that they shall ensure that the Lessee shall continue to use the Schedule Premises during the remaining terms of the lease.

15. NOTICES:

15.1. Any notice or other information/ document required or authorized by this agreement to be given shall be given in writing, in English and by:

- a) Delivering it by hand (a written acknowledgement in receipt thereof shall be sufficient evidence that the notice or other information has been duly given); or
- b) Sending it by a recognized courier or by registered post.

15.2. Any notice or information given by post/courier in the manner provided by the clause 15.1(b) which is not returned to the sender as undelivered shall be deemed to have been given on the 3rd day after the envelope containing it was so posted. Proof

...16

Ahishel
Manager,

Christ International School,
(Prince of Peace Educational Trust @)
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Bangalore-560036

Ajay . 16 .
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Ajay

Praveen
Principal,

Christ International School,
(Prince of Peace Educational Trust @)
Behind Garden City College,
Near Halle Halli, K.R.Puram P.O.,
Bangalore-560036



that the envelope containing any such notice or information was properly addressed, pre-paid, and couriered/posted, and that it has not been returned to the sender, shall be sufficient evidence that the notice or information has been duly given.

15.3. The Address and other details of the Parties for the purpose of communication, unless otherwise notified in writing to the other party shall be the addresses referred to within this agreement as noted above.

16. MISCELLANEOUS:

- 16.1. This Agreement has been executed in one set and the original shall be with the Lessee.
- 16.2. Neither Party shall, without obtaining prior written consent from the other Party, make an announcement, or publicize in any manner, the contents of this Agreement, the transaction contemplated hereunder or any other matter related hereto.

SCHEDULE

All that peace and parcel of premises situated in Property No.54, Katha No.952, measuring 43560 sq.ft., situated at Helehalli Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru, consisting of 3000 sq.ft., RCC roofed buildings, and bounded on

- East by : Remaining portion of the land in Property No.54,
- West by : Property belonging to K.Narayanappa,
- North by : Property belonging to Avil Raj,
- South by : Remaining portion of the land in Property No.54 and Halehalli Main Road,

Abhishek
Manager,
 Christ International School,
 (Prince of Peace Educational Trust ®)
 Behind Garden City College,
 Near Halle Halli, K.R.Puram P.O,
 Bangalore-560036

Abhay
PRESIDENT
 PRINCE OF PEACE EDUCATIONAL TRUST (®)
 Near Halehalli, Behind G C College,
 K. R. Puram Post, Bangalore - 560 036.

Principals
Principal,
 Christ International School,
 (Prince of Peace Educational Trust ®)
 Behind Garden City College,
 Near Halle Halli, K.R.Puram P.O,
 Bangalore-560036

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಕಾನೂನುಬಾಹಿರ ದಾಖಲೆಗಳನ್ನು ತಡೆಗಟ್ಟಲು
ಕಾನೂನುಬಾಹಿರ ದಾಖಲೆಗಳನ್ನು ತಡೆಗಟ್ಟಲು

ದಾಖಲೆ ಪಾಠಿ
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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

ಈ ಪಾಠಿಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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20ನೇ ತಿಂಗಳ ದಾಖಲೆ ಸಂಖ್ಯೆ 1117
2019-20

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

IN WITNESS WHEREOF the Lessor and the Lessee have
affixed their signatures to this Lease Deed on the day, month and year
first above mentioned in the presence of the following witnesses:

WITNESSES

1. H.v. Kumar
[Signature]
B/o Late Venkatesh
Anandapur 7-c.Ply
K.R.Puram - B. 26
2. *[Signature]*
GANESH
B. Narayanapuram

LESSOR

[Signature]

LESSEE

[Signature]
PRESIDENT
PRINCE OF PEACE EDUCATIONAL TRUST (R)
Near Halehalli, Behind G C College,
K. R. Puram Post, Bangalore - 560 036.

Drafted by self
[Signature]

[Signature]
Manager,
Christ-International School,
(Prince of Peace Educational Trust ©)
Behind Garden City College,
Near Halle Halli, K.R.Puram P.O.,
Bangalore-560036

[Signature]
Principal,
Christ International School,
(Prince of Peace Educational Trust ©)
Behind Garden City College,
Near Halle Halli, K.R.Puram P.O.,
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