

BANGALORE DEVELOPMENT AUTHORITY, BANGALORE
C.A. SITE LEASE AGREEMENT

1. That this Agreement of Lease entered into this 19th day of June Two Thousand One between: The ~~Secretary~~, M/s SHRUTHI SAGARA EDUCATION SOCIETY (R), No.33, 8th Mair, Saraswathipuram, Mahalakshmi Layout, Bangalore - 560 086 / ^{Rep. by its Secretary Smt. V. Sunandamma} 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 of 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 ENGLISH MEDIUM NURSERY SCHOOL for the specific purpose mentioned hereunder the LESSOR having agreed to for lease of the scheduled land to the LESSEE

Attested by


CHAIRMAN
SHRUTHI SAGARA VIDYA SAMSTHE (R)
CA. 18, Saraswathipuram, 2nd Cross,
Nandini Layout, Bangalore- 560 096

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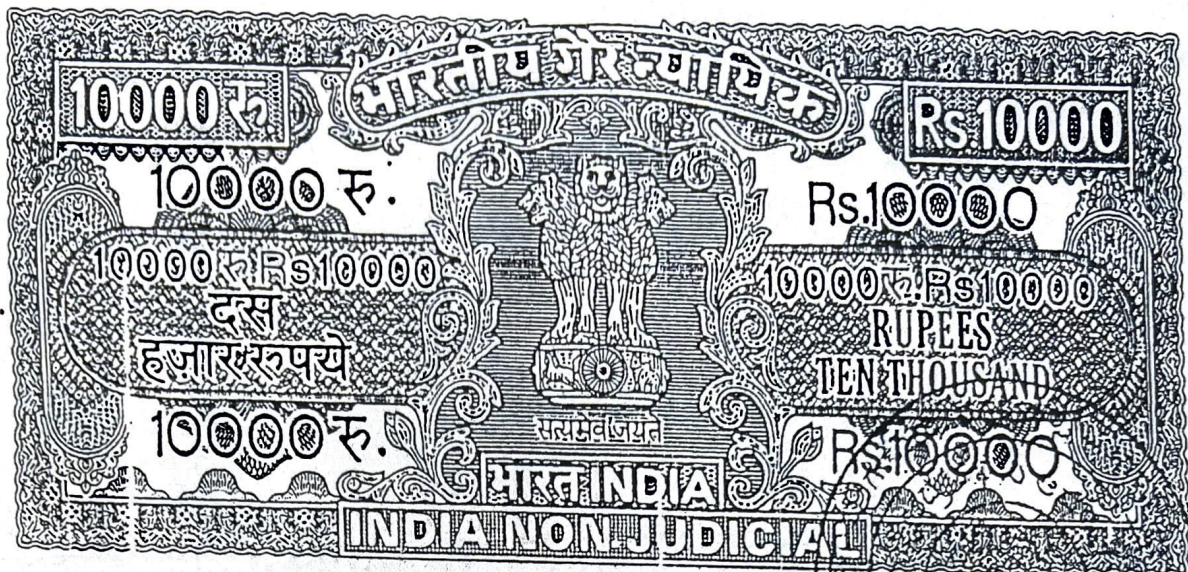


vide Sub.No.47/2001 dtd. 23.3.2001 subject to the terms and conditions mentioned hereinafter. That the lease property which is morefully described in the schedule to this agreement has been leased for a period of **THIRTY (30) YEARS** commencing from the date of Registration of C.A. Site Lease Agreement.

That the LESSOR has given an opportunity to the LESSEE, either to pay the **30 YEARS** Lease amount in one lumpsum of **Rs.24,14,632.00** or Annual Installments. The LESSEE has opted to pay the Lease Amount in Annual Instalments of **Rs.4,37,773.00** Accordingly, the LESSEE has paid the first year Annual Instalment of **Rs.4,37,773.00** (Rupees Four Lakhs Thirty Seven Thousand Seven Hundred Seventy Three Only). Further the LESSEE has agreed to pay the Annual Instalment of **Rs.4,37,773.00** on or before June every year for the remaining **29 years** commencing from **1st day of June** month of **2002 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 **18% or more** as may be

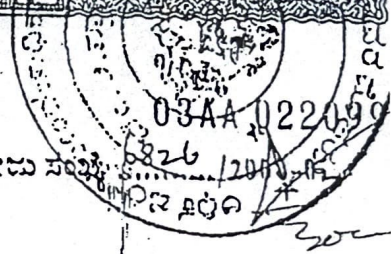
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CHAIRMAN
SHRUTHI SAGARA VIDYA SAMSTHE (P)
CA. 18, Saraswathi Putnam, 2nd Cross,
Nandini Layout, Bangalore-560 000



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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.

- 3A. That the LESSEE shall pay a sum of Rs.202.00 (Rupees Two Hundred Two Only) per year as additional lease amount on or before June 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.

[Signature]

[Signature]
CHAIRMAN

SHRIITHI SAGARA VIDYA SAMSTHE (P)
C-18, Saraswathipuram, 2nd Cross,
Mandini Layout, Bangalore-530 096

[Signature]
CHAIRMAN

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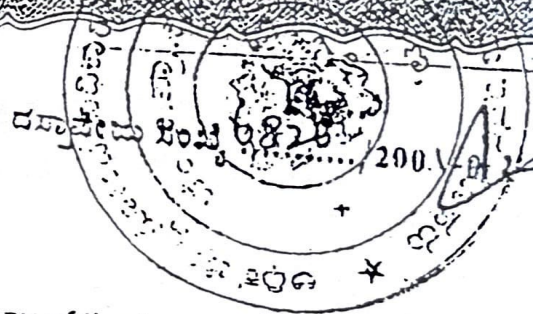
8. That the LESSEE shall not put up any permanent structure on the land other than above mentioned structure specially mentioned hereunder:-
 - a) ENGLISH MEDIUM NURSERY SCHOOL
9. That the LESSEE shall not become the owner or derive any title to the property.
- 9A. That the LESSEE Shall be liable to pay the taxes, fees and Cesses payable in respect of the C.A. site and any building erected thereon from the date of Registration of C.A. Site lease Agreement.
10. That the LESSEE 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 LESSEE agrees to abide by all the conditions and restrictions imposed under BDA civic Amenity sites Rules, 1989 as far as they are not inconsistent with the terms of this Agreement.

CHAIRMAN
SHRIJITHI SAGARA VIDYASAMSTHA
C-4 18 Saraswathipuram, 2nd Floor
Nandini Layout Bangalore-560004

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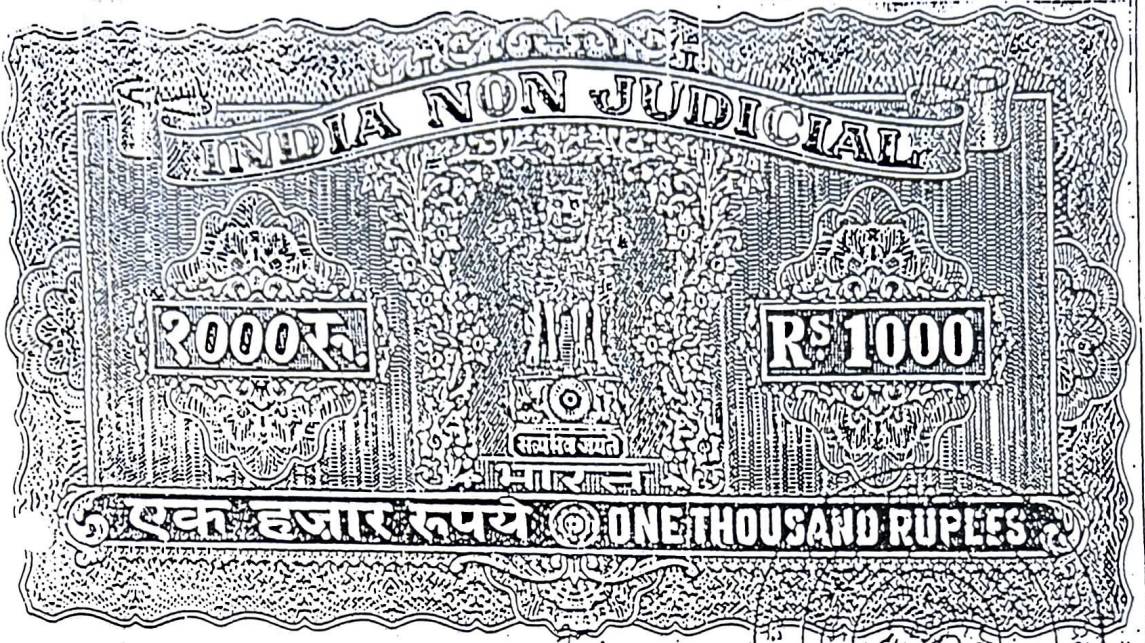
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- 11A. That the LESSEE shall not violate or infringe any of the terms and conditions mentioned above and if Lessee were to violate any of the terms and conditions, the Lessor is at liberty to resume the schedule property with thirty days notice to the Lessee and to re-enter the property free from all encumbrances and free of all objections from the Lessee 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.4,37,773.00 (Rupees four lakhs thirty seven thousand seven hundred seventy three 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. *one Eckarob. undry*
44000 sq. peth.

Chairman
SHRUTHI SAGAR VIDYA SAMSTH (P)
C-18, Saraswathipuram, 2nd Cross,
Nandini Nagar, Madurai-625 002

1000Rs.



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SCHEDULE

Civic amenity Site No.CA-18, Nandini Layout S.F.H.S.area Bounded by:

East by	:	Road
West by	:	Pathway
North by	:	Road
South by	:	AJG, Block II (Flats)

measuring East to West $\frac{136M+52M}{2}$ and North to South $\frac{48M+44M}{2}$

WITNESSES:

1. *[Signature]*

SIGNATURE OF THE LESSEE

[Signature]

2. *[Signature]*

WITNESSES:

1. *[Signature]*
Supt.

SIGNATURE OF THE LESSOR

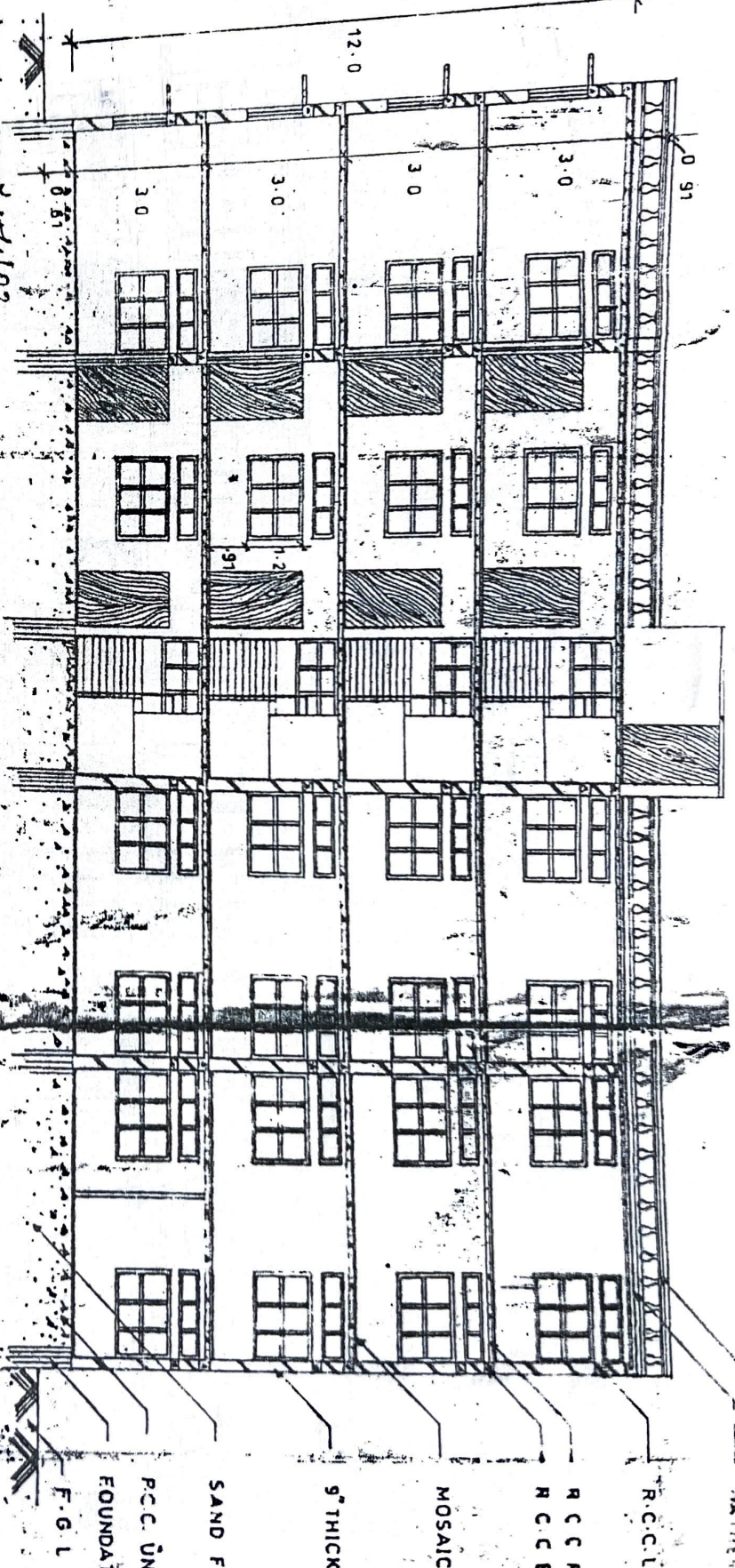
[Signature]
CHAIRMAN

SHRUTHI SAGARA VIDYA SAMITHI
C* 18 Sriravathipuram, 2nd floor,
Nandini Layout, Bangalore-560045

2. *[Signature]*

[Signature]
Secretary
ಶ್ರೀಮತರ ವಿದ್ಯಾ ಸಂಸ್ಥೆ (೦)
೨ನೇ ಮಹಡಿ, ಸರಸ್ವತಿಪುರಂ,
ಬೆಂಗಳೂರು, ಕೆ.ಆರ್.ನಗರ,
ಬೆಂಗಳೂರು-560 086

Secretary



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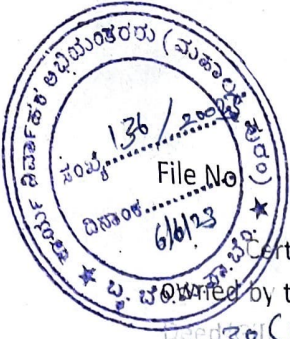
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2011.05.11 2011.12.02 2011.12.04

CHAIRMAN
SRUTHI SAGARA VIDYA SAMITHI
C-18 Saraswathipuram, 2nd Floor,
Nandini Layout, Bangalore-560 005

CERTIFICATE OF LAND

Date:



Certified that the land measuring one Acre (ACRE) (Area of land in square meters) is owned by the Shruti Sagara Vidya Samsthe by way of Lease (In case of allotment of land, if it is not perpetual, periodicity of allotment to be mentioned from 19-7-2001 to 30 years thirty years).

It is further certified that owner of the land has leased the said land to Shruti Sagara Vidya Samsthe (Name of the School/Society/Trust/Company under Section 8 of companies Act, 2013) fully described in the schedule mentioned hereinafter with the following details for a period of 30 years years from 19-7-2001 to Shruti Sagara Education Society (2) Lease

SL	Particulars	Details
1.	Plot No. (s)/ Survey No. (s)/Khasra No. (s)/Khata No.(s)/Khatauni No.(s)	12123-18. (BDA)
2.	Name of street/village, Sub Division, District and State	Saraswathi Pura. SFHS Nandini Layout Bang. 96.

S.G. International Public School. Saraswathi Pura (Mahaveer Layout) Bengaluru.

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that S.G. International (Name of the School with name of street, village, sub-division and district) run by name of Public School (Society / Trust / Company under Section 8 of companies Act, 2013) is located on the said plot of land.

THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 40000 = 3960 Hectis (area of land in square meters) situated in Plot No. (s)/Survey No.(s)/ Khasra No. (s) at No. 18. SFHS (name of street/village, sub division, district and state) and bounded as follows: Nandini Layout

North — Road : East West — $\frac{136 + 152}{2} M$
 East — Pathway of SFHS : North South — $\frac{484 + 174}{2} M$
 West — Road :
 South — A+B Lig. Block :

DM/ ADM/ SDM/ TEHSILDAR/ NAIB TEHSILDAR/ REGISTRAR/ SUB- REGISTRAR/EQUIVALENT LAND AUTHORITY

2.7
 ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು
 ಮಹಾಲಕ್ಷ್ಮೀನಗರ ವಿಭಾಗ
 ಪುಷ್ಪ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
 ಬೆಂಗಳೂರು

(Stamp and Signature of the land authority)

L. Thimmaraiah (Name of Officer)

BBMP. (Name of District)

Bangalore

* The filled up certificate should be either in Hindi or English. S.G. International Public School language, translated notarized version in English be uploaded along with the original vernacular certificate as a single pdf. No. 18, Saraswathi Pura, Nandini Layout, Bangalore-560 096

CHAIRMAN
 SHRUTHI SAGARA VIDYA SAMSTHE (T.)
 C-18, Saraswathipuram, 2nd Cross,
 Nandini Layout, Bangalore-560 096

Ph: 080-23497428