

BOOK-T 7368 / 2023-24



₹ 21/-

This Document Consist of 16 Pages

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2023-24

AGREEMENT TO LEASE

THIS AGREEMENT TO LEASE made and executed on this the Nineteenth day of September, Two Thousand Twenty-Three (19/09/2023) at Bengaluru.

BETWEEN

M/S. KARNATAKA FRANSALIAN SOCIETY (PAN: AAATK1206E), a society Registered under the Mysore Societies Registration Act, 1960 (Mysore Act no. 17 of 1960) having registration No. S. No. 83/72-73 and having registered office at Vinayalaya, P.B.No.5557, Malleshwaram West P.O., Bangalore-560 055, represented by its duly authorized present Governing Body Member of the Society, **Fr. Joshy Philip** (Aadhar Card No.4061 0891 1299, Mob.No.9448734970), aged about 59 years, son of Mr. T.T. Philip, residing at Mermier Bhavan, Electronics City P.O., Bengaluru - 560 100 hereinafter called as the **"Lessor"** (which expression shall unless repugnant to the context mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the one part.

AND

M/S. ST. FRANCIS SALES EDUCATIONAL AND CHARITABLE TRUST, a registered public charitable and educational trust vide Registration No.97/2003-04 dated 04/09/2003 having its registered office at Mermier Bhavan, Hebbagudi Village, Electronics City P.O., Bengaluru - 560 100 and represented by its present Secretary cum Treasurer, **Fr. Robin Mathew**, (Aadhar Card No.2290 7393 3692, Mob. No.8073646320) aged about 39 years, S/o. Smt. Aleyamma, residing at Mermier Bhavan, Electronics City P.O., Bengaluru - 560 100, hereinafter called the **"Lessee"** (which expression shall mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the other part.

WHEREAS the Lessor is the absolute owner of the land at Sy. No. 160/1 measuring 16 Guntas (Agricultural land), Sy. No. 62/2 measuring 01 Acre 23 Guntas (converted), Sy. No. 161/3A measuring 01 Acre 01 Gunta (converted),



Fr. Joshy
Secretary 1

Fr. Joshy
(Governing Body Member)
Karnataka Fransalian Society
Vinavalaya P.B. No. 5557

2023-24



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

M/S. ST. Francis sales educational and charitable trust. Rep by its present Secretary cum Treasurer. Fr. Robin Mathew, S/o Smt. Aleyamma is Rep. by Mr .Robin Mathew ಇವರು ₹300.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	300.00	Online Challan Reference Number RG0923000002995013AA Dated:17/09/2023
Total:	300.00	

ಸ್ಥಳ : ಅತ್ತಿಬೆಲೆ

ದಿನಾಂಕ : 19/09/2023

ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

ಅತ್ತಿಬೆಲೆ
ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ

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Sy. No. 161/3B measuring 03 Acres 14 Guntas (Agricultural Land), Sy.No. 161/2 measuring 01 Acre 12 Guntas (Converted Land), 62/3A measuring 01 Acre 02 Guntas (converted land) & Sy. No. 62/3B measuring 04Acres 01 Gunta (Converted Land), totally 12 Acres 30 Guntas at Hebbagodi Village, Attibele Hobli, Anekal Taluk, Bangalore, which is fully described in the Schedule given below and hereinafter referred to as which is fully described in the Schedule given below and hereinafter referred to as "**Schedule 'A' Property**" and is free of all encumbrances, litigations and disputes.

Whereas the Lessee is a public charitable and educational trust with its principal place of operation situated at 'MERMIER BHAVAN', Electronic City P.O., Bangalore - 560 100 and the main objects of the Lessee is carrying out educational and other public charitable activities all over India, irrespective of class, community, caste and/or creed, and whereby serving the poor and needy through education, medical relief, housing and advancement of any other objects of general and/or public utility and to achieve these objects, to run, maintain, develop or conduct any school, college or other educational institution etc.

Whereas the Lessee was desirous of starting the degree college under the name and style of "ST. FRANCIS DE SALE COLLEGE" and the Lessee has approached the Lessor to grant on Lease the land at Sy. No. 160/1 measuring 16 Guntas (Agricultural land), Sy. No. 62/2 measuring 32 Guntas (converted), Sy. No. 161/3A measuring 01 Acre 01 Gunta (converted), Sy. No. 161/3B measuring 02 Acres 14 Guntas (Agricultural Land), Sy.No. 161/2 measuring 17 Guntas (Converted Land), 62/3A measuring 19 Guntas(converted land) & Sy. No. 62/3B measuring 01Acre 21 Guntas (Converted Land), totally 07 Acres out of the Schedule 'A' Property at Hebbagodi Village, Attibele Hobli, Anekal Taluk, Bangalore, which is fully described in the Schedule given below and hereinafter referred to as "**Schedule 'B' Property**" for the promotion and achievement of the objects of the Lessee for which it is formed.

Whereas the objects of both Lessor and Lessee is same, Lessee institution and the Lessor are promoted by the same congregation and the Lessee has

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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- ABL-1-07368-2023-24

ಅತ್ತಿಬೆಲೆ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 19/09/2023 ರಂದು 11:36:03 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	100.00
2	ಸೇವಾ ಶುಲ್ಕ	560.00
3	ಹೆಚ್ಚುವರಿ ನೋಂದಣಿ ಶುಲ್ಕ	700.00
4	ಹೆಚ್ಚುವರಿ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	700.00
	ಒಟ್ಟು	2,060.00

M/S. ST. Francis sales educational and charitable trust. Rep by its present Secretary cum Treasurer. Fr. Robin Mathew, S/o Smt. Aleyamma is Rep. by Mr .Robin Mathew ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/S. ST. Francis sales educational and charitable trust. Rep by its present Secretary cum Treasurer. Fr. Robin Mathew, S/o Smt. Aleyamma is Rep. by Mr .Robin Mathew , , 39, Resident of: Mermier Bhavan, Hebbagudi Village, E-City P.O, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560100 (Presenter)		 Left Thumb	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಅತ್ತಿಬೆಲೆ
ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಅತ್ತಿಬೆಲೆ

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
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approached the Lessor for the grant of lease of the schedule 'B' property for establishing and running Educational Institutions and connected educational activities therein and the Lessor agreed to give on lease the Schedule 'B' Property to the Lessee.

And whereas the parties herein sharing common concern for the promotion of educational activities have decided to enter into this agreement for making use of the schedule 'B' property by the Lessor Society to carry out its educational activities therein. The parties having agreed on the modalities of the lease have decided to reduce the terms and conditions into writing subject to the considerations mentioned hereunder:

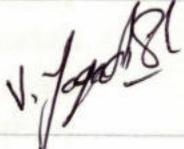
NOW THESE PRESENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1. Definition:** For the purpose of this Agreement the term "The Educational Institutions and connected educational activities" hereinafter referred to as "PROJECT" shall mean and include all the educational institutions started, to be started and managed by the Lessee on the Schedule 'B' Property.
- 2. Nature of use permitted:** The Lessee shall be entitled and permitted to use the Schedule 'B' Property for the objects of the Trust for which it is formed by establishing and running educational Institutions and connected educational activities and to impart education to the poor and needy irrespective of class, community, caste and/or creed. The Lessee shall not use or permit the use of the Schedule 'B' Property for any unlawful purposes, likely to endanger the property and the building.
- 3.** The Lessor passed a Resolution dated 15th September 2023 to lease the schedule 'B' property to the Lessee and authorized the concerned members for signing the documents and do the other formalities for the same.
- 4.** The Lessee also passed a Resolution dated 15th September 2023 to take on lease the schedule 'B' property from the Lessor and authorized the

1	M/S. ST. Francis sales educational and charitable trust. Rep by its present Secretary cum Treasurer. Fr. Robin Mathew, S/o Smt. Aleyamma is Rep. by Mr .Robin Mathew , , 39, Resident of: Mermier Bhavan, Hebbagudi Village, E-City P.O, Bengaluru South, BENGALURU URBAN, KARNATAKA - 560100 (Claimant)		 Left Thumb	
2	M/S. Karnataka Fransalian Society Rep by its duly authorized Present Governing Body Member of the Society, FR. Joshy Philip S/o T.T. Philip is Rep. by Mr .Joshy Philip , , 59, Resident of: Vinayalaya, P.B No.5557, Malleshwaram West P.O, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560055 (Executant)		 Left Thumb	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಅತ್ತಿಚಲೆ
ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಅತ್ತಿಚಲೆ

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	Sophy Abymoan W/o Abymoan J (Identifier)	No. 48, 1st Cross Ajjappa Block, Dinnur Main Road, Dinnur Bus Stop, R T Nagar, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560032	
2	V Jagadish S/o S Vargheese (Identifier)	290/1, 1st Main 4th Cross, Patel muniyappa Layout, V Nagenahalli, Bengaluru North, BENGALURU URBAN, KARNATAKA - 560032	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಅತ್ತಿಚಲೆ
ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಅತ್ತಿಚಲೆ



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- concerned members for signing the documents and do the other formalities for the same.
5. The Lessor hereby confirms the absolute legal title to the Schedule 'B' Property.
 6. The Lessor further declares that the Lessor has not violated provisions of any Statute of legislation.
 7. The Lessor hereby declares that the Lessor has discharged all dues in respect of all statutory levies such as property tax etc., with respect to the Schedule 'B' Property, till the date of execution of this agreement and shall furnish to the Lessee copies of all the concerned receipts.
 8. The Lessor hereby confirms and declare that there are no legal proceedings pending before any court, tribunal, revenue authorities, pertaining to the Schedule 'B' Property.
 9. **Duration:** The Lease shall be initially for a period of **30 years** commencing from the day of registration of this lease deed and thereafter subject to renewal by mutual consent of the parties herein from time to time for such enhanced rent as may be mutually agreed and subject to execution of fresh lease deed covering the period of extended lease.
 10. **Rent:** This agreement should not be construed as a commercial arrangement. Both lessor and lessee are charitable institutions approved under the income tax act, sharing the educational objective. This agreement represents grant of right to use the property for specified period by the lessor to lessee for exclusive purpose of carrying out educational activities without consideration. The rent herein reserved and stipulated is Rs. 1,000/- (Rupees one thousand only) per year for the documentation purpose and is payable on or before 31st March of every year. The Lessor however reserves the right to enhance the rate of Lease-rent after prior consultation with Lessee in writing and any such renewal of lease, a fresh lease deed will be registered.
 11. **Taxes, Deposits, Assessment Charges:** The Schedule 'B' Property leased to the Lessee comprises of vacant land and building and the

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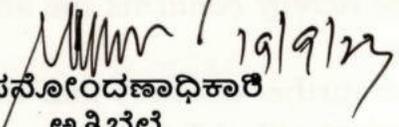


1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು

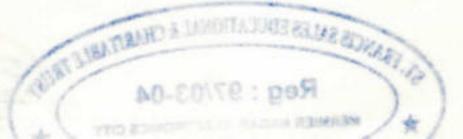
ನಂಬರ್ ABL-1-07368-2023-24 ಆಗಿ

ದಿನಾಂಕ 19/09/2023 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ
ಮಾದರಿಯಲ್ಲಿ

ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.


ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಅತ್ತಿಬೆಲೆ

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಬಸವನಗುಡಿ (ಅತ್ತಿಬೆಲೆ)
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು.





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Lessee shall pay the vacant land taxes as well as building tax to the concerned authorities.

12. The Lessee has been duly authorized and permitted by the Lessor to construct permanent as well as semi-permanent buildings, structures on the Schedule 'B' Property at its cost and that such buildings, structures that may be constructed by the lessee shall be assessed to separate building tax by the concerned authorities which shall be payable by the Lessee and that under no circumstances, the Lessor shall be liable to pay such building taxes to the concerned authorities. The Lessee shall not commit any default in the payment of the building taxes.

13. **Electricity, Water and Statutory Levies, Taxes Etc:**

- a) The Lessee shall pay directly to the concerned authorities the electricity charges utilised for its own use as per actual meter reading during the period of lease.
- b) In the event of the Lessee being desirous of obtaining water from the authorities such of the from Grama panchayat, City Municipal Council and or from BWSSB as the case may be in such an event the Lessee shall at its cost obtain such connection as required and the Lessor shall provide all the necessary assistance in obtaining such connection.
- c) The Lessee shall pay directly to the concerned authorities the electricity and water charges utilized for the Schedule 'B' Property as per the meter reading and keep the Lessor indemnified against the same. The Lessee at its cost shall obtain the necessary power license from the BESCO or such other authorities as may be necessary for obtaining the sanction, deposits, monthly minimum deposits, laying of cables, erection of panel boards etc., and the expenses shall be at the cost of the Lessee and that the Lessor shall in no way be liable to pay the same. That at the time of delivery of vacant possession of the Schedule 'B' Property, the Lessee may



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surrender the electrical power and withdraw the deposits. However, if the Lessor desires to retain the electrical connection, then the Lessor and the Lessee may mutually agree to such terms and conditions and the Lessor shall reimburse the deposit so paid to the Lessee and retain the electrical installation on "as is where is" basis.

- d) The Lessee shall pay all the statutory levies, taxes and contributions as per labour laws and all the payments in connection with the project which are payable by the Lessee under the provisions of various enactments shall be paid by the Lessee for arrears of non-payment of such dues.

14. **Construction of building & structures in addition to the existing buildings:** The Lessee shall be entitled to put up temporary extensions on the Schedule 'B' Property at its cost and expense by duly obtaining necessary plan sanction and License for such construction from the jurisdictional authorities. The Lessee shall have absolute discretion in the method manner and design of construction. The Lessee shall be entitled to and apply for all the facilities and services that may be necessary with regard to the building to be constructed, that is for water supply electricity, drainage etc. The Lessee shall have no right to remove the permanent building, structures on the Schedule 'B' Property.
15. The Lessee is entitled to erect or display any advertisement, Hoarding, notice (whether illuminated or otherwise) and such other publicity materials within the Schedule 'B' Property or on the building and structures standing thereon relating to the Project being managed and run by the Lessee.
16. **Sub-Lease:** The Lessee shall not underlet or sub-let the Schedule 'B' Property or any part thereof or part with the possession of the Schedule 'B' Property or any part thereof to anybody.
17. **Inspection:** The Lessee shall permit the Lessor or its authorized representative to enter into the Schedule 'B' Property for inspection at all reasonable hours with prior written intimation to the Lessee.



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18. **Lessors Covenant:** The Lessee paying the rents hereby reserved and observing and performing the terms, conditions and covenants of the lease herein contained shall be entitled to quiet possession and peaceful enjoyment of the Schedule 'B' Property without any manner or let, hindrance, interruption or disturbance by or from the Lessor, its heirs or by any person or persons claiming through under or in trust for the Lessor.
19. That the Lessor shall do execute all acts, deeds and things as may be required by the Lessee at the cost of the Lessee for the Purpose of securing the required licenses, sanction or plans getting electrical and water connections or other amenities or facilities and all other matters connected.
20. **Termination of the Lease:** The Lease shall be terminable under all or any of the following circumstances:
- By efflux of time.
 - For non-payment of rent by the Lessee for a continuous period of two years.
 - In the event of breach of either party of the terms, conditions and covenants thereof.
21. **Delivery back and vesting of super-structure:** On the expiry of the lease period subject to any renewal, the Lessee shall deliver back possession of the leased premises with the super structures thereon. The Lessee shall deliver the possession of the premises and the structures on the Schedule 'B' Property in good condition. In other words, on the expiry of the lease period the entire super structure in the leased premises, with all sanitary, water and drainage connections, fittings and fixtures shall be the absolute property of the Lessor, free of any payment or compensation or cost whatsoever to the Lessee or anybody claiming through or under the Lessee in any manner whatsoever. The Lessee shall not be entitled to remove any of the building materials, movable fittings and fixtures such as furniture,



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electrical and electrical motors, pumps and mechanical equipment belonging to the Lessee.

The Lessee shall at its own cost periodically renew the insurance covered and furnish a copy of the policy obtained to the Lessor and if required to the competent authorities.

22. General:

- a) That the Lessee shall execute and do such other deeds, documents, legal formalities and things as may be necessary to run the institutions smoothly and the Lessor is not responsible for any violations, deeds and things made by the Lessee. The Lessee is only responsible for the permissions to be obtained for the running of the institutions from Govt. or any concerned state or central departments.
- b) The Lessee shall have the right and is entitled to have its security personnel arrangements, at its cost at the Schedule 'B' Property leased out.
- c) That the Lessee will keep and maintain the area given to them on Lease, in a clean, proper and decent condition and shall not suffer the premises to be in bad state of repair. If it so happens, then the Lessee will be alone responsible for this and will be bound to compensate the damages, if so occurred.
- d) That the Lessor shall not be responsible for the safety of the area given on Lease to the Lessee. The Lessor shall not be responsible for any materials, articles or valuables belonging to the Lessee or to any person connected with them or visiting/staying in their area/college in their presence or in their absence.
- e) The Lessor will not at all be responsible for any losses occur to the area, attributable by any natural calamity, surroundings, flood, fire or from any course whatsoever.



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- f) That the Lessee shall be allowed to make their own rules and regulations for the smooth functioning of the Colleges/institutions. The Rules framed by the Lessee will be binding on themselves and on the occupants of the Colleges/institution. The said rules framed by the Lessee shall not require the prior approval of the Lessor.
- g) That the rules framed by the Lessor in order to safeguard the proprietary rights of the property of the Lessor shall be followed by the Lessee without any further amendments on their part.
22. That the Lessee will not any time do, cause, create or permit any disturbance/nuisance on the schedule 'B' property, or do anything and shall not run the Colleges/institutions in any manner which shall cause unnecessary annoyance or disturbance to the members of other community.
23. That in case any dispute arises between the parties to this deed with respect of any mentioned terms and conditions, the parties may refer their dispute to the Provincial Superior of the South-West India Province of the Missionaries of Saint Francis de Sales (MSFS) or the person nominated by the Superior General (of MSFS) who shall act as a Sole Arbitrator in deciding their disputes and the decision passed by the sole arbitrator shall be final and binding on both the parties.
24. That in case of dispute not settled by the sole arbitrator, or his decision is not followed by either of the parties, then either of the parties can approach the competent Civil Court, but the jurisdiction will be at the place of execution of this Lease-Deed.
25. That all the expenses incurred in drafting, typing and registering this Lease-Deed will be borne by the Lessee alone.
26. That the place of execution this Lease-Deed will be at Bengaluru, Karnataka.
27. That the following photocopy of the documents shall be a part of this Lease-Deed:

a. Transfer of Trust Deed/Sale Deed.



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- b. Conversion Order No. B.DIS/ALN.SR/4326/1970-71 dated 15/09/1970.
- c. Demarcated map of the land.
- d. Latest property tax paid by the Lessee.

28. That this agreement is only a Lease-Deed and hence it should not be intermingled with either License or Easement.
29. That the Lessee shall always be deemed to be a Lessee only.
30. That for record purpose, original Lease-Deed shall be retained by the Lessor and the copy of the Lease-Deed shall be retained by the Lessee.
31. Whereas any part of the rent shall be in arrears for two years after the due date or there shall be a breach of any of the above said covenants the Lessor has right to determine this lease.

SCHEDULE 'A' PROPERTY

All that piece and parcel of land at Sy. No. 160/1 measuring 16 Guntas (Agricultural land), Sy. No. 62/2 measuring 01 Acre 23 Guntas (converted), Sy. No. 161/3A measuring 01 Acre 01 Gunta (converted), Sy. No. 161/3B measuring 03 Acres 14 Guntas (Agricultural Land), Sy.No. 161/2 measuring 01 Acre 12 Guntas (Converted Land), 62/3A measuring 01 Acre 02 Guntas(converted land) & Sy. No. 62/3B measuring 04Acres 01 Gunta (Converted Land), totally 12 Acres 29 Guntas at Hebbagodi Village, Attibele Hobli, Anekal Taluk, Bangalore, and bounded on the:

- East by : Kammasandra Village boundary
West by : Bangalore Salem National Highway (NH7)
North by : Lands of the Lessor
South by : Lands of Koluvarayanahally Ramaiah



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SCHEDULE 'B' PROPERTY

All that piece and parcel of the land at Sy. No. 160/1 measuring 16 Guntas (Agricultural land), Sy. No. 62/2 measuring 32 Guntas (converted), Sy. No. 161/3A measuring 01 Acre 01 Gunta (converted), Sy. No. 161/3B measuring 02 Acres 14 Guntas (Agricultural Land), Sy.No. 161/2 measuring 17 Guntas (Converted Land), 62/3A measuring 19 Guntas(converted land) & Sy. No. 62/3B measuring 01Acre 21 Guntas (Converted Land), totally 07 Acres (28,327.995 Sq.M.) out of the Schedule 'A' Property at Hebbagodi Village, Attibele Hobli, Anekal Taluk, Bangalore along with the existing structures and erections therein and bounded on the:

East by : Lands of the Lessor

West by : Bangalore Salem National Highway (NH7) & Lands of the Lessor

North by : Lands of the Lessor

South by : Lands of Koluvarayanahally Ramaiah.

The stamp duty, Registration and other fees for Rs. 2,360/-paid vide Transaction Receipt No. 6645731143427 dated 17/09/2023 through UPI, to SBIN, Bengaluru.

That the contents of the entire Lease Deed are explained to both the parties in the presence of the witnesses and hence they understood the contents of the terms and conditions mentioned in this Lease Deed and hence found correct and duly approved the same.

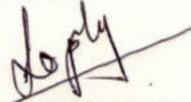


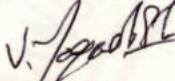
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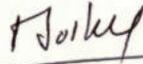
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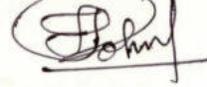
In Witnesses whereof the Lessor and Lessee of this agreement have signed this Lease-Deed in token of acceptance and affirmance thereof in the presence of the witnesses on this the day, date and year mentioned above at Bengaluru (Karnataka).

Witnesses:

1. 
SOPHY ABYMOAN
#48, 1st Cross,
Dinnur Mn Road, RT Nagar,
Bengaluru - 560032

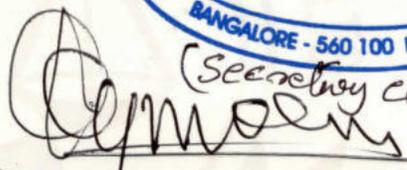
2. 
JAWADISH V
290/1, V. Nagarhalli,
Bengaluru - 560032


LESSOR
Fr. Joshy Philip
Governing Body Member.


LESSEE
Fr. Robin Mathew



Drafted by:


Abymoan J.
B.Sc., B.Com., M. A (Pol. Sc), M. A (Pub. Admn.), LL.B.,
Advocate, (KAR/891/95)
No.48, 1st Cross, Dinnur Main Road,
RT Nagar Post, Bangalore - 32
Mob: 9448350192

Karnataka Fransalian Society
Vinayalaya P.B. No. 5557
Malleswaram West-Post
Bangalore - 560 055.