

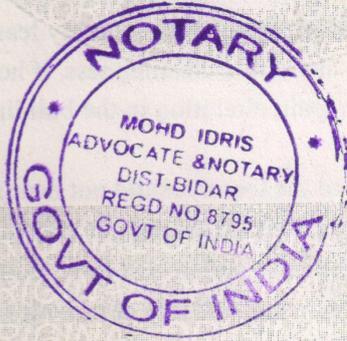
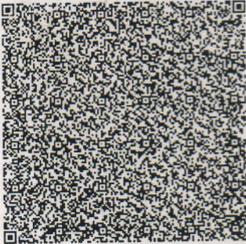


सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No.	: IN-KA45050682714705N
Certificate Issued Date	: 26-Oct-2015 12:37 PM
Account Reference	: NONACC (FI)/ kaksfcl08/ BIDAR2/ KA-BD
Unique Doc. Reference	: SUBIN-KAKAKSFCL0838719888893419N
Purchased by	: RAISA FATIMA WO LATE MOHD PASHA BIDAR
Description of Document	: Article 12 Bond
Description	: BOND
Consideration Price (Rs.)	: 0 (Zero)
First Party	: RAISA FATIMA WO LATE MOHD PASHA BIDAR
Second Party	: YELLALINGA B ED COLLEGE BIDAR
Stamp Duty Paid By	: RAISA FATIMA WO LATE MOHD PASHA BIDAR
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Mohd Idaris
 ಮೊಹದ್ ಇದ್ರಿಸ್, ಅಧ್ಯಾಪಕ ಮತ್ತು ನೋಟರಿಯರಾಗಿದ್ದು
 ದಿ. 26.10.2015 ರಂದು ಬಿದಾರ್ ಜಿಲ್ಲೆಯಲ್ಲಿ
 ನೋಟರಿಯ ದೃಢೀಕರಣವನ್ನು ಪಡೆದಿದ್ದಾನೆ.

-----Please write or type below this line-----

LEASE DEED

This deed of lease is made and executed on this the 28th day of October 2015 at Bidar by
 Smt. RAISE FATIMA W/o Late MOHD. PASHA,
 AGE: MAJOR, OCCUPATION: HOUSEHOLD & AGRICULTURE,
 R/O AL-JABBAR COLONY, NEAR FIRE STATION, BIDAR
 (HEREINAFTER CALLED THE "LESSOR" OF THE FIRST PARTY)

AND

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Raisa Fatima

YELLALING EDUCATION TRUST, SRI YELLALING B. ED COLLEGE
REPRESENTED BY ITS PRESIDENT SRI MURALIDHAR M EKLARKAR
(HEREINAFTER CALLED THE "LESSEE" OF THE SECOND PARTY)

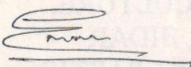
As under:

WHEREAS, the lessor of the first party is the owner and possessor of building bearing M.P/CMC No.1-2-35, situated at opposite S. B. Dental College, Naubad, Bidar. The building consists of 1+2 floor and with an open area covered with compound wall. (Here in after called as building under lease).

The lessee of the second party, who is running educational institutional i.e. **Sri Yellaling B. Ed College** in the above said building has approached to the lessor and desired to have renewal of lease for a period of 30 years and the lessor accepted and consider the request of lessee and agreed to lease out his own and possessed building referred to the lease on monthly basis.

As mutually decided by both the party, the lease amount/rent of the building under lease fixed to Rs. 25000.00(Twenty five thousand only) per month and the lessee has agreed to pay the lease amount/rent of the building Rs. 25000.00(Twenty five thousand only) per month. The following are the terms and conditions of lease and both the party are bounded to follow the same.

1. The lease amount/rent of the building has agreed and payable by the above lessee – second party is Rs. 25000.00(Twenty five thousand only) per month to the lessor – first party
2. The lessee second party shall pay the rent of the building Rs. 25000.00(Twenty five thousand only) per month to the lessor first party on or before 5th of every month.
3. The period of lease as decided and mutually agreed in between both the parties is to 30 years(thirty years) commencing from 01/10/2015. If however they lessor agrees the lease period is renewal for further period subject to condition to increase in the monthly lease amount/rent.
4. The building is in condition and no alteration, cleaningness, if however the lessee for his convenient desires to alter or may take up any repair, alteration in the building from his own fund with prior permission of the lessor first party.
5. The building is in good condition and the lessor should not bear any expenses of alteration, electrification, sanitation, if require, the lessee should got it from his own fund.
6. The lessee "Second Party" during the lease period will have to keep the premises good and tenantable condition, duly whitewash, clean and tidy at its own cost.
7. The lessee shall not sub-let the building or part of building and open area or part of open area to any one and the building be used by the lessee "Second Party" for the purpose of running above mentioned educational institution.
8. The electricity bill and water cesses will have to be pay by the lessee from his own fund.
9. The maintenance of the building like water supply and repair of electrical water motor, pipeline etc. to be met out by the lessee only.
10. The property taxes and other cesses, the development or any other rate or charges in respect of the above said building shall be paid by the lessor to the concerned authority from time to time.
11. The lessee shall permit the lessor to enter into the premises to inspect the condition of the structures fittings and fixtures and also to carry out all necessary repairs etc., with prior intimation on all reasonable hours convenient to both the parties.


LESSEE "Second Party"

ATTESTED BY
29 OCT 2015
MOHD. IDRIS
B.A.L.L.B. (Spl)
ADVOCATE & NOTARY
GOVT OF INDIA

Raise Faisla
LESSOR "First Party"