

DUPLICATE

BKI

4201

2022-23

85
ಈ ದಸ್ತಾವೇಜು ಪುಟಗಳನ್ನೊಳಗೊಂಡಿದ್ದು
1ನೇ ಪುಟದ 4201 2022-23 ದಸ್ತಾವೇಜಿನ ಒಂದನೇ ಪುಟ
ಹಿ.ಉ.ನೋ. ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು



AGREEMENT TO SUB-LEASE

This Agreement to Sub-Lease is executed at Bengaluru on this 19th day of August, 2022 between:

M/S NAKSHATHRA INFRASTRUCTURES, a Partnership firm having PAN: AATFN8835H and having its office at No. 318/1, NRI Layout, Double Road, Kalkere, Horamavu Post, Bangalore 560 043, Karnataka and represented by its partners, (i). Sri. Sunil Kumar G. S/o Late K. Gopalappa, Aadhar No. 3671 2404 2472, (ii). Sri. Pradeep Kumar Gopalappa S/o Late K. Gopalappa, Aadhar No. 5374 7725 9244 and (iii). Sri. Praveen Kumar C. S/o Chikka Nanjundappa, Aadhar No. 9972 4066 6305, hereinafter referred to as the **"Sub-Lessor"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include all the partners for the time being and from time to time constituting the partnership firm, the survivors of them and heirs, executors and administrators of the last surviving partner and permitted assigns) of the **ONE PART**;

AND

AVE MARIA EDUCATIONAL TRUST, a trust registered under the provisions of the Indian Trusts Act, 1882 assessed for Income-tax under Permanent Account Number: AAATA0179Q having its office at Mariam Nagar, Phase II, Naigaon (West), District Thane, represented by its Trustee, Mr. Vincent Elias Albuquerque, today in Bangalore, hereinafter referred to as the **"Sub-Lessee"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its trustees and members from time to time, its Affiliates, successors and assigns) of the **OTHER PART**

The **Sub-Lessor** and the **Sub-Lessee** are hereinafter individually referred to as **"Party"** and collectively as the **"Parties"**

WHEREAS:

A. The Sub-Lessor has represented to the Sub-Lessee as follows:

- (i) One Sri. C. Praveen Kumar, assessed for Income-tax under Permanent Account Number ARGPP6102M, presently residing at No. 94, Chikkananjundappa Layout, 1st Main, 2nd Cross, Kalkere Village, Horamavu Post, Bangalore 560 043 (hereinafter referred to as the **"Owner No.1"**) is the absolute owner of and

For AVE MARIA EDUCATIONAL TRUST

Trustee

4201 2022-23 ದಸ್ತಾವೇಜಿನ ಸಂಖ್ಯೆ
ಹಿ.ಉ.ನೋ. ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು



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

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ AVE MARIA EDUCATIONAL TRUST represented by its Trustee, Mr. Vincent Elias Albuquerque , ಇವರು 500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	500.00	Paid By Cash
ಒಟ್ಟು :	500.00	

ಸ್ಥಳ : ಶಿವಾಜಿನಗರ

ದಿನಾಂಕ : 19/08/2022

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
(ಶಿವಾಜಿನಗರ)
ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು

Designed and Developed by C- DAC Pune.

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. _____ has been paid there on

Sub Registrar
Shivaji Nagar, Bangalore

seized and possessed of an well and sufficiently entitled to all that land and ground at Survey No. 256/1 admeasuring 1 Acre (equivalent to 43,560 sq. feet), situated at Kalkere Village, K.R. Puram Hobli, Bangalore East Taluk, and more particularly described in the **First Schedule** hereunder written (hereinafter referred to as the "**Land Part-1**") and which is delineated in Pink coloured boundary lines on the plan marked and annexed as **ANNEXURE "A"** hereto.

- (ii) Sri. Patalappa and his wife Smt. Narayanamma, assessed for Income-tax under Permanent Account Number CZWPP2043P and CEYPN2913P, both presently residing at No 124, Pragathi Nilaya, 1st Main, 3rd Cross, Chikkananjundappa Layout , Kalkere, Horamavu Post Bangalore 560 043 (hereinafter referred to as the "**Owners No.2**") are the absolute owners of and seized and possessed of an well and sufficiently entitled to all that land and ground bearing Survey No. 12 (part) admeasuring 23.05 Guntas (equivalent to 25,591 sq. feet), situated at Kalkere Village, K.R. Puram Hobli, Bangalore East Taluk and more particularly described in the **Second Schedule** hereunder written (hereinafter referred to as the "**Land Part-2**"), and which is delineated in green coloured boundary lines on the plan marked and annexed as **ANNEXURE "A"** hereto.
- (iii) Smt. Hemavathi, assessed for Income-tax under Permanent Account Number PTCPS0569E, Sri. G. Sunil Kumar assessed for Income-tax under Permanent Account Number CAVPS8139K and Sri. G. Pradeep Kumar assessed for Income-tax under Permanent Account Number AKTPG0269N having their address at No.32, Nakshthra Nilaya, 1st Cross, 1st Main Chikkananjundappa Layout, Kalkere, Horamavu Post, Bangalore 560043 (hereinafter collectively referred to as the "**Owners No.3**"), are collectively the absolute owner of and seized and possessed of an well and sufficiently entitled to all that land and ground bearing Survey No. 12 (part) admeasuring 33.08 Guntas (equivalent to 31,036 sq. feet), situated at Kalkere Village, K.R. Puram Hobli, Bangalore East Taluk, situated at Kalkere Village, K.R. Puram Hobli, Bangalore East Taluk, presently under the limits of Bruhat Bangalore Mahanagara Palike and more particularly described in the **Third Schedule** hereunder written (hereinafter referred to as the "**Land Part-3**"), and which is delineated in yellow coloured boundary lines on the plan marked and annexed as **ANNEXURE "A"** hereto.
- (iv) By and under the Lease Deed dated 14/06/2022 bearing registration no. 4560/2022-23 dated 14/06/2022; the Lease Deed dated 14/06/2022 bearing registration no. 4645/ 2022-23 dated 14/06/2022 and the Addendum to Lease Deed dated 06/08/2022 bearing registration no. BNS -1/08303/2022-23, all registered in the office of the Sub-Registrar, Banaswadi, Bangalore (hereinafter



 2

For AVE MARIA EDUCATIONAL TRUST



Trustees



4201
 ಸಂಖ್ಯೆ 4201 2022-23 ದಸ್ತಾವೇಜಿನ ಸಂಖ್ಯೆ
 ಹ.ಉ.ನೋ. ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು

Print Date & Time : 19-08-2022 04:33:08 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 4201

ಶಿವಾಜಿನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 19-08-2022 ರಂದು 10:26:00 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ತುಲ್ಯದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ತುಲ್ಯ	765485.00
2	ನೋಂದಣಿ ತುಲ್ಯ	106315.00
3	ಸ್ಯಾಂಪಿಂಗ್ ಫೀ	3200.00
4	ದ್ವಿ ಪ್ರತಿ ತುಲ್ಯ	200.00
	ಒಟ್ಟು :	875200.00

ಶ್ರೀ M/S AVE MARIA EDUCATIONAL TRUST represented by its Trustee, Mr. Vincent Elias Albuquerque ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S AVE MARIA EDUCATIONAL TRUST represented by its Trustee, Mr. Vincent Elias Albuquerque			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಸಹಿ ರಚಿಸ್ತಾರೆ
 ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	M/S AVE MARIA EDUCATIONAL TRUST represented by its Trustee, Mr. Vincent Elias Albuquerque . C/o ... (ಬರೆಸಿಕೊಂಡವರು)			
2	M/S NAKSHATHRA INFRASTRUCTURES Partnership firm REP by its partners. (I). Sri. Sunil Kumar G. S/o Late K. Gopalappa. . (ಬರೆದುಕೊಡುವವರು)			

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು

collectively referred to as the "Lease Deeds One"), Owner No.1 and Smt. Anitha N. (wife of Owner No. 1) (as Lessors therein), have granted leasehold rights and interest in the Land Part-1 to the Sub-Lessor (as Lessee therein) and put the Sub-Lessor in quiet, vacant and peaceful legal, physical and juridical possession of the Land Part-1 for an aggregate term of 31 (thirty one) years commencing from 01/05/2022 and expiring on 30/04/2053 along with the rights to construct and develop the Land Part -1 on such terms and conditions as contained therein.

- (v) By and under the Lease Deed dated 14/06/2022 bearing registration no. 4562/2022-23 dated 14/06/2022, the Lease Deed dated 14/06/2022 bearing registration no. 4646/2022-23 dated 14/06/2022 and the Addendum to Lease Deed dated 06/08/2023 bearing registration no. BNS-1-08305/2022-23 all registered in the office of the Sub-Registrar, Banaswadi, Bangalore (hereinafter collectively referred to as the "Lease Deeds Two"), Owners No.2 along with Smt. Puspa Latha P. (daughter of Owners No. 2), Smt. Vanajakshi P. (daughter of Owners No. 2), Sri. Jagadish P. (son of Owners No. 2) and Smt. Harshitha. N (daughter in-law of Owners No. 2) (as Lessors therein) have granted leasehold rights and interest in the Land Part-2 to the Sub-Lessor (as Lessee therein) and put the Sub-Lessor in quiet, vacant and peaceful legal, physical and juridical possession of the Land Part-2 for an aggregated term of 31 (thirty one) years commencing from 01/05/2022 and expiring on 30/04/2053 along with the rights to construct and develop the Land Part -2 on ownership basis, on such terms and conditions as contained therein.

- (vi) By and under the Lease Deed dated 14/06/2022 bearing registration no. 4561/2022-23 dated 14/06/2022, the Lease Deed dated 14/06/2022 bearing registration no. 4644 /2022-23 dated 14/06/2022 and the Addendum to Lease Deed dated 08/08/2022 bearing registration no. BNS-1-08344/2022-23 all registered in the office of the Sub-Registrar, Banaswadi, Bangalore (hereinafter collectively referred to as the "Lease Deeds Three"), Owners No.3 along with Smt. Jayasudha (daughter/ sister of Owners no. 3), Smt. Pavithra. C (wife of Sri. G. Sunil Kumar) and Smt. Himpana. M (wife of Sri. G. Pradeep Kumar)(as Lessors therein) have granted leasehold rights and interest in the Land Part-3 to the Sub-Lessor (as Lessee therein) and put the Sub-Lessor in quiet, vacant and peaceful legal, physical and juridical possession of the Land Part-3 for an aggregate term of 31 (thirty one) years commencing from 01/05/2022 and expiring on 30/04/2053 along with the rights to construct and develop the Land Part -3 on ownership basis, on such terms and conditions as contained therein.

  3

For AVE MARIA EDUCATIONAL TRUST



Trustees