

## CERTIFICATE OF LAND

File No.: 850

Date:09/08/2023

Certified that the land measuring **1,14,345 square feet** is owned by the **V.T.SHANKARNARAYAN REDDY** by way of **SALE DEED**.

It is further certified that owner of the land has leased the said land to **NSC EDUCATIONAL TRUST** fully described in the schedule mentioned hereinafter with the following details for a period of **30 years** from **01/01/2019** to **31/12/2049**.

SL	Particulars	Details
1	Plot No. (s)/ Survey No. (s)/Khasra No. (s)/Khata No.(s)/Khatauni No.(s)	169/50/2
2	Name of street/village, Sub Division, District and State	Kaggalipura village , Sarjapura Hobli , Bangalore urban district

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that **SHLOK INTERNATIONAL SCHOOL , kaggalipura village , Anekal Taluk , Bangalore urban district** run by **NSC 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 **1,14,345** situated in **Katha No .169/50/2** at **kaggalipura village , Anekal Taluk , Bangalore urban district 560099**.

Bounded as follows:

North :**Property of Smt. Shyla and Lessor .**

East : **Property of Smt. Shyla and Lessor .**

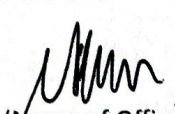
West : **Property of Sri. Jayarama Reddy.**

South :**Road .**

DM/ ADM/ SDM/ TEHSILDAR/ NAIB TEHSILDAR/ REGISTRAR/ SUB\_ REGISTRAR/EQUIVALENT LAND AUTHORITY

authority)

Stamp and Signature of the land

  
(Name of Officer) 18/8/23  
**Senior Sub Registrar**  
(Name of District)  
**Basavanagudi (Attibele)**  
**Anekal Taluk.**

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## DEED OF LEASE

no. 12345, dated

This Deed of Lease is made and executed on this 12<sup>th</sup> Day of February 2018 at Bangalore  
Between

**Sri. V.T. SHANKARNARAYAN REDDY**

Aged about 47 years,  
S/o. late. V.S. Thimmareddy,  
Residing at Vanganahalli Village,  
HSR Layout, Bangalore - 560 102.  
**PAN: AKQPS9093K**

(which expression unless repugnant to the context shall mean and include himself, his heirs, successors-in-interest and assigns) of the FIRST part.

### IN FAVOUR OF

**NSC Educational Trust**, having **PAN:AACTN6982E**, a trust registered under the Indian Trust Act, 1882, having its registered office at 1/1 Service Road Domlur Layout, Bangalore - 560 0071, represented herein by its authorized signatory **Sri. C Harish, Managing Trustee**, hereinafter referred to as "the Lessee" (which expression unless repugnant to the context shall mean and include its successors-in-interest and assigns) of the SECOND part.

### NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

#### 1.0 PREAMBLE

1.1. Whereas the Lessor is the absolute owner of immovable property bearing Katha No.169/50/2 measuring to an extent of 1,14,345 Square feet situated at Kaggalipura village, Sarjapura Hobli, Anekal Taluk Bangalore Urban District, as per Huskur village panchayath records demand register extract serial No.169 assessment No.50/2 which is more specifically mentioned in the Schedule A (hereinafter referred to as 'Immovable property')

1.2. Accordingly, the Lessor have completed the construction of the Building and other facilities including, flooring, electricity, lift installation etc. measuring 52,677.80 square feet more specifically mentioned in Schedule B The Lessor is in the business of construction and property management, and is desirous of renting.

1.3. Whereas the Lessee has expressed the desire to take on rent the entire building with an area of about 52,677.80 square feet for the purpose of running an educational institution.

1.3a. The Lessor undertakes to complete the building on the Immovable Property measuring 1,14,345 square feet and handover the same to the

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Lessee on or before 31.08.2018. The total building measuring 52,677.80 square feet to be constructed on the Immovable Property is hereinafter referred to as Building.

1.4. The overall built up area is as follows

Sl. No.	Floor	Approx. Built up area in Sq. Ft.
1.	Ground	14,543.74
2.	First	14,379.84
3.	Second	11,515.54
4.	Third	11,515.54
5.	Terrace	723.13
	Total	52,677.80

1.5. The Immovable Property together with the Building to be constructed thereon shall hereinafter be referred to as the "Demised Premises".

1.6. The Lessee and the Lessor agree and undertake that they shall abide by the terms, conditions and stipulations contained in this Deed of Lease and therefore agree to sign this Deed of Lease to reduce the terms and conditions agreed in respect of the lease of the Demised Premises in writing.

1.7. This Agreement contains finally agreed terms and conditions and super cedes all previous agreements, arrangements, letters of intent, writings etc., in respect of this transaction

**NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

i. "Building" means the Ground floor and four upper floors, with a total super built up area of about 52,677.80 square feet, together with the open areas on the Plot explained more elaborately in the Schedule A.

iii. "Term" under this agreement shall be for a period of 30 years, commencing from the lease commencement date 01.01.2019 ending date 31.12.2049

*Signature*



*Signature*

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Total... 2-12... Pages.. 1



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Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

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( ನಿಯಮ 10-A )

ಶ್ರೀ / ಶ್ರೀಮತಿ NSC Educational Trust Rep by its Authorized Singantory & Managing Trustee

Sri.C.Harish . . . ಇವರು 500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ

ಮೊತ್ತ (ರೂ.)

ಹಣದ ಪಾವತಿಯ ವಿವರ

ಮುದ್ರಾಂಕ ಶುಲ್ಕ

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Paid by Cash

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ಸ್ಥಳ : ಬೆಂಗಳೂರು

ದಿನಾಂಕ : 19/02/2018

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ  
(ಜನಕ)

Designed and Developed by C- DAC ,ACTS Pune.

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ, ಬೆಂಗಳೂರು

ಬಸವನಗುರಿ

ಬನ್ನೇರುಘಟ್ಟ, ಅನೇಕಲ್ ತಾಲ್ಲೂಕು

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iv. "Demised Premises" means the Immovable Property together with the Building constructed.

vi. "Lock-in Period" means Fifteen years from the date of commencement of lease, and applicable to both the parties.

vii. "Parties" means the Lessors and the Lessee.

viii. "Rent" means Advance monthly consideration payable by the Lessee to the Lessors for taking on lease the Demised Premises, of the Complete Demised Premises with all Infrastructure in place (power, lift, staircase, elevation, parking, etc.)

ix. "Lease Commencement Date" means 01.01.2019.

x. Rent Commencement date means 01.01.2019.

## ARTICLE 2: GRANT OF LEASE AND HANDOVER

2.1. Subject to the Lessee agreeing to pay the Rent hereby reserved and complying with the terms of this Deed, The Lessor hereby grants to the Lessee and the Lessee hereby accepts from the Lessor a lease of all that piece and parcel of immovable property mentioned in Schedule 1 hereinabove and more fully and particularly described in Article 3 herein below together with the building to be constructed thereon as per the specifications provided by Lessee and plans provided by the architect.

2.2. After successful completion of construction of the Building the Lessor shall deliver possession of the Demised Premises to the Lessee latest by 01.08.2018, so as to facilitate the Lessee to commence the operations of its educational institution. The Lessor understands and agrees that the Lessee will require 5 months to set up its infrastructure in the Demised Premises after Lessor hands over the possession of the Demised Premises to the Lessee. The Lessee shall be liable to pay rent after 5 months after Lessor hands over possession of the Demised premises to the lessee ("Rent Commencement Date").

## ARTICLE 3: DESCRIPTION OF THE PROPERTY

All that piece and parcel of Immovable property bearing Katha No.169/50/2 measuring to an extent of 1,14,345 Square feet situated at Kaggalipura village, Sarjapura Hobli, Anekal Taluk Bangalore Urban District, as per Huskur village panchayath records demand register extract serial No.169 assessment No.50/2 bounded as follows:

On the East by : Property of Smt. Shyla and Lessor  
On the West by : Property of Sri. Jayarama Reddy  
On the North by : Property of Smt. Shyla and Lessor  
On the South by : Road

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ಶ್ರೀ NSC Educational Trust Rep by its Authorized Singantary & Managing Trustee Sri C.Harish ಇವರಿಂದ ಹಾಜರಾದ ದಾಖಲೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ NSC Educational Trust Rep by its Authorized Singantary & Managing Trustee Sri C.Harish			

ಬಾಡುಕೊಡುಗಾಗಿ ಬಂದಿರುತ್ತಾರೆ

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1	NSC Educational Trust Rep by its Authorized Singantary & Managing Trustee Sri C.Harish (ಬಾಡುಕೊಡುಗಾಗಿ)			
2	V.T.Shankornarayan Reddy S/o Late V.S.Thimma Reddy (ಬಾಡುಕೊಡುಗಾಗಿ)			



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The Lessor shall construct the Building on the Immovable Property in the manner mentioned above.

#### ARTICLE 4: TERM AND TERMINATION OPTION

##### 4.1. Term

The term of the lease shall be for a period of 30 (thirty) years commencing from 01.01.2019 and ending on 31.12.2049

##### 4.2 Lock in Period

4.2.1. The Lessor and Lessee shall have no right to terminate this Agreement for a period of 15 (Fifteen) years from the Lease Commencement Date (hereinafter referred to as the 'Lock in period').

4.2.2. The Lessor shall not have a right to terminate this Lease during the Lock in period for any reason whatsoever save and except Lessee commits breach of any of the terms of this Deed. In the event the Lessee commits breach of any of its terms, herein then Lessor may issue a notice clearly indicating the breach and calling upon the Lessee to rectify/remedy the same within Two month from the date of receipt of such notice. Under no circumstances shall the Lessor terminate the Lease during the Lock in Period or during the Academic year.

4.2.3. It is hereby clarified that in the event the Lessee terminates this Deed during the Lock in period other than for the reasons provided in this Deed, the Lessee shall be liable to pay the Lessor the Rent for the remaining Lock in period.

4.2.4. The Lessee shall not have a right to terminate this Lease during the Lock in period for any reason whatsoever save and except Lessor commits breach of any of the terms of this Deed. In the event the Lessor commits breach of any of its terms, herein then Lessee may issue a notice clearly indicating the breach and calling upon the Lessor to rectify/remedy the same within Two month from the date of receipt of such notice. Upon non-rectification of breach of terms, the Lessee shall have the right to terminate this Lease during the Lock-In-Period and the Lessee shall not be liable to pay the Rent for the unexpired portion of Lock In Period.

##### Termination Subsequent to the Lock in period:

4.2.5. The Lessee may terminate this Agreement at any time for no cause after giving 1 year notice to the Lessor only after lock in period after 15 (Fifteen) years.

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1	Shivakumar A S/o Padmanabha No. 173, Doddakkanahalli, Bangalore-35	
2	N.K.Manjunatha S/o Kempanna Nukkanahalli village, Kolar Dist.	N.K. Manjunatha

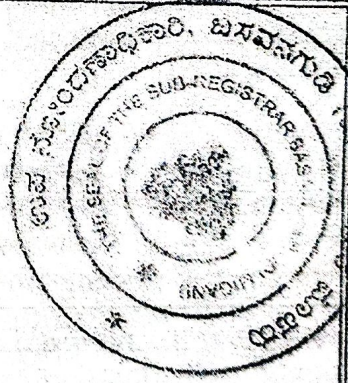
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 ಸಂಖ್ಯೆ JGN-1-08501-2017-18 ಅನಿ  
 ಸಿ.ಡಿ. ಸಂಖ್ಯೆ JGND517 ಸೇರಿಸಿ  
 ದಿನಾಂಕ 19-02-2018 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಬಸವನಗುಡಿ (ಸಿಗಡಿ)  
 M. SREENIVAS  
 Sub-Registrar  
 Basavanagudi (Jigani)

Designed and Developed by C-DAC, ACTS, Pune

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**5.2. Escalation of Rent**

5.2.1. During the Term, after the expiry of every three years, from the Rent Commencement Date the rent shall be escalated by 15% over the Rent paid immediately preceding month.

**ARTICLE 6: LESSEE'S REPRESENTATION AND COVENANTS**

The Lessee represents, warrants and covenants to the Lessor as follows:

The signatory to this Lease Deed has appropriate authority to do so.

It shall promptly perform and comply with all the terms and conditions of the Lease Deed. It shall maintain the Building and Premises in reasonable good condition, regular wear and tear excepted.

It shall regularly pay the Rentals, charges for consumption of electricity and water in the manner contemplated in this Lease Deed.

It shall pay all outgoings attributable to the use of Demised Premises for operation of an educational institution.

The Demised Premises shall not be used for storing any hazardous material or to conduct any form of unlawful activity.

The Lessee shall carry out day to day maintenance and repairs to the interiors of the Building. The day to day repairs and maintenance to the Building includes flooring, painting, plumbing including sanitary fixtures, electrical works etc. It is clarified that the Lessee shall not be responsible for repairs related to the super/permanent structure of the Building and the same shall be carried out solely by the Lessor.

The Lessee shall keep its men, movables and equipment adequately insured and Lessor shall not be responsible for the same.

The Lessee shall be responsible for running the educational institution and for the personnel employed by it, including its employees, staff, workmen etc. The Lessee shall be responsible for all the statutory outgoings pertaining to such employees.

In the event Lessee desires to paint the Building, it shall do so at its own cost. Lessor shall be liable to paint the entire Building (inside and outside) before handover of building.

Keep the Demised Premises in good order conditional to normal wear and tear and excluding any damage by fire, flood, earthquake, war, riots, civil commotion or acts of God.



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Any additions, modification or alterations, to the permanent structure of the Building shall be by mutual consent of the parties & with prior approval from the Lessor.

#### ARTICLE 7: LESSOR'S REPRESENTATIONS AND COVENANTS

The Lessor hereby represents and warrants to the LESSEE as follows:

The Lessor is the lawful owner having the right, interest and marketable title and power to grant this lease of the Demised Premises to the Lessee. The Demised Premises is free from all encumbrances and has not entered into any agreement or arrangement for lease or sale and there are no impediments for lease. The Lessor has the legal capacity to lease the premises to the Lessee without instruction from any other party. The Lessor shall keep the Lessee harmless and indemnified against any claims, damages incurred to the Lessee with respect to the Lessor's absolute title of the Demised Premises.

No other person/party has any legal or beneficial right, title, claim, interest or demand whatsoever to or in respect of the Demised Premises or any part thereof.

During the Term the Lessor shall ensure that the Lessee enjoys quiet, unhindered and peaceful possession of the Demised Premises without any hindrance by the Lessor or any party claiming through or under the Lessor, subject to the Lessee complying with its obligations, terms and conditions stipulated in this Deed.

During the term of the lease, the Lessor will pay municipal taxes & Property taxes in respect of the Demised Premises to the relevant authority. Any other statutory levies applicable from time to time shall be paid by the Lessee.

Observe and perform all the terms, conditions, covenants and provisions of this Lease Deed to be observed and performed by both the Lessor & Lessee.

Lessor shall permit the Lessee to bring into the Demised Premises its own fixtures and fittings, furniture equipment's and articles necessary or required by it with a liberty to remove the same on vacating the Demised Premises.

The Lessor shall repair any damage to any structural construction of the Building and seepage of water, cracks on walls and caving in of ceiling and the like at the cost of Lessor to ensure that the Demised Premises is good condition and functional.

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The Lessor shall not sell the Demised Premises during the term of the Lease. In the event of inevitable sale/transfer of Demised Premises by the Lessor to any third parties during the period of lease the Lease shall attorn to the purchaser/transferees. Any such sale / transfer by the Lessor shall not affect the rights of the Lessees under this Lease Deed.

The Lessor shall construct the Building on the Immovable Property as per the plans and specifications provided by the Lessee and the architect, after getting the necessary approvals and sanctions from relevant authorities. The Lessor undertakes to complete the construction of the Building and handover possession of the Demised Premises on or before 01.08.2018. This is to ensure that there is no threat of demolition by the authorities for violation of building by-laws and/or any other relevant laws.

Other than payment of the applicable Goods and service tax by the Lessee, the Lessor shall be solely liable to pay all existing and future taxes, cesses, assessments and outgoings in respect of the Demised Premises and will keep the Lessee fully indemnified against the same.

There is no existing, threatened or pending litigation in respect of the Demised Premises that would in any manner affect the purpose of this Lease or the occupation, use and enjoyment of the Demised Premises by the Lessee in terms of this Lease Deed.

Lessor shall provide necessary co-operation to the Lessee, as may be required and expected of a Lessor, to enable the Lessee to carry on its business at the Demised Premises. Lessor is no way responsible for the unlawful activity/incidence incurred in the building premises and the Demised Premises.

If Lessor or his representative desires to visit the Demised Premises for inspection, they have to give a prior intimation to the Lessee through any suitable mode of communication. Inspection shall be done in a manner which does not disturb the day to day operation of the educational institution.

The Lessor shall provide electricity, water and sewage connection to the Building. The Lessor will provide electricity connection upto the point of Circuit Breakers at each floor, the internal wiring & switches provisions will be Lessee's responsibility.

#### ARTICLE 8: ASSIGNMENT AND/OR SUBLETTING

The Lessee is not entitled to assign, sublet/sub-lease, the Demised Premises to any persons.

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The Lessee shall provide the Lessor with necessary document to indicate that the assignee or sub Lessee is an Affiliate.

Notwithstanding anything contained herein above in the event of termination of the lease or upon expiry of the lease term or the earlier termination thereof for reasons set out in this deed, Lessee shall be solely liable to hand over peaceful vacant physical possession of the Demised Premises to the Lessor without any delay or demur.

## **ARTICLE 9: USE, COMPLIANCE WITH LAW AND INDEMNITY**

### **9.1. Use**

The Lessee shall use the Demised Premises as may be permissible in law for the purpose of setting up and operating an educational institution.

### **9.2. Compliance with law**

The Lessor and the Lessee hereby agree to comply with the relevant laws as may be applicable. The Lessor represents that the Demised Premises can be used by the Lessee for the Purpose of setting up and running an educational institution.

### **9.3. Indemnity**

9.3.1. The Lessor and the Lessee shall indemnify and hold each other harmless from and against any and all liabilities, claims and/or losses of any kind arising, resulting from their non observance or breach of the terms of this lease.

9.3.2. The Lessor and the Lessee shall also indemnify and hold each other harmless from and against any and all liabilities, claims and/or losses of any kind arising, resulting from their non observance or breach of the prevalent applicable Laws.

9.3.3. The indemnifying party shall indemnify the indemnified party from any and all costs and expenses incurred in connection with the enforcement of this section.

9.3.4. Limitation of Liability: Notwithstanding any other provisions contained herein, neither party shall be liable to the other for any special, indirect, incidental or consequential damages or for any loss of anticipated revenue or of profits

9.3.5. Indemnity regarding Lessor's Title: The Lessor shall indemnify, defend and hold harmless the Lessee, from any claims, demands, actions, damages, liabilities pertaining to the absolute title of the Lessor to the Demised Premises and from any statutory levies payable towards the



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same. The Lessee shall be entitled to all direct and indirect damages arising out of any defect in the Lessor's absolute title to the Premises.

#### **ARTICLE 10: REPAIR AND MAINTENANCE RESPONSIBILITIES**

##### **10.1. Lessee's Repair and Maintenance Responsibilities**

The parties agree that the Lessee shall carry out day to day maintenance and repairs to the interiors of the Building. The day to day repairs and maintenance to the Building includes flooring, painting, plumbing including sanitary fixtures, electrical works etc. It is clarified that the Lessee shall not be responsible for repairs and maintenance related to the super/permanent structure of the Building and the same shall be carried out solely by the Lessor.

##### **10.2. Lessor's Repair and Maintenance Responsibilities**

The Lessor shall be responsible for any repairs and costs to the permanent structure of the Demised Premises.

In the event Lessor fails to repair or maintain the Demised Premises and Building in the manner provided under this Article, the Lessee may incur the said expenses and deduct the amounts from the rentals, which should be as per the present market rate.

#### **ARTICLE 11: INSURANCE**

11.1. In the event of any damage or destruction to the Demised Premises, the Lessor shall reinstate Demised Premises reasonably equivalent to that which is handed over by Lessor on 31.08.2018.

11.2. If the whole or a substantial part of the Demised Premises is destroyed or damaged by any natural disaster, whether insured or not, so as to be unfit for the use of the Lessee during the period from the date of such destruction or damage, until the Demised Premises are reinstated, the rent shall be deducted proportionally & the remaining rent shall be paid to the Lessor.

11.3. The Lessee shall keep its men, movables and equipment adequately insured and Lessor shall not be responsible for the same

#### **ARTICLE 12: ELECTRICITY AND POWERBACKUP**

12.1. The Lessor shall provide the Demised Premises with 90KW power as specified by Lessee.

12.2. The Lessee shall, during the Lease Tenure, bear and pay the charges for electricity consumed by the Lessee at the Demised Premises effective from Lease commencing date, as recorded by a separate meter/s installed for the Demised Premises, in respect thereof.

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and conditions and the Lessor shall inform in writing to the purchaser/assignee of the leasehold rights of the Lessee herein and the Lessee shall attorn tenancy in favor of the new purchaser/assignee on the same terms and conditions contained in this agreement on receipt of attornment from the Lessor. The Lessor shall ensure that upon the Lessee attaining tenancy as aforesaid, the new Purchaser/ Assignee shall be bound by the terms of this Agreement required to be observed and performed by the Lessor. In any such event, the continuation of the lease by the Lessee shall be deemed to be uninterrupted honouring of the Lease.

#### ARTICLE 17: FORCE MAJEURE

If the performance by either party of its obligations under this Agreement is prevented, restricted or interfered with by reasons of fire, war or other violence, any law or any regulation of any government, act of God or any act or condition whatsoever beyond the reasonable control of such party (each such event will be treated as 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 written notice within a period of 15 days from the date of occurrence of such force majeure event, providing a description of the same.

#### ARTICLE 18: GENERAL PROVISION

##### 1. Waiver of Breach

No failure by either of the parties to perform any covenant, term or condition or provision of this Deed of Lease or to exercise any right or remedy consequent upon a breach of this Deed of Lease shall constitute a waiver of any such breach or of such covenant, term or condition or provision. No waiver of any breach shall affect or alter this Deed of Lease, but each and every covenant, condition, term of this Lease shall continue in full force and effect other than the existing or subsequent breach.

##### 2. Modification

This Deed of Lease shall not be altered or modified except in writing that the parties herein affix their signature to.

##### 3. Signing Authority

As a condition to the performance of the obligations undertaken, the Lessor shall deliver to the Lessee, the copy of the title deed, latest Katha Certificate and latest tax paid receipts to show that they are owners having authority to sign this Deed of Lease and the Lessee shall deliver to the Lessor, the authorisation letter or such other document to show that he/she has authority to sign this Deed of Lease

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As a condition to the performance of the obligations undertaken, the Lessee shall deliver to the Lessor, the copy of Trust Incorporation, the authorisation letter or such other document to show that he/she has authority to sign this Deed of Lease

#### 4. Stamp Duty and Registration

The Lessee agrees and undertakes to bear the stamp duty and registration fee payable on this Lease Deed, including miscellaneous charges incidental thereto, for the registration of this Lease Deed with the concerned office of the Sub-Registrar.

#### 5. Arbitration

The Parties agree that any differences and disputes arising out of or in connection to or with this Agreement shall first attempt to settle amicably. Failing which, the same shall be referred to arbitration to be settled as per the Arbitration and Conciliation Act 1996. The Lessor agrees that Lessee shall appoint a single arbitrator for this purpose. The venue of arbitration shall be Bangalore.

#### 6. Jurisdiction

Courts in Bangalore alone shall have jurisdiction to try and dispose of any proceedings concerning this document and the lease created herein.

#### 7. Notice

Any notice required to be served on the Lessor by the Lessee shall be deemed to have been served if the same is sent by Registered Post Acknowledgement Due to the Lessor at his ordinary place of business as given in the preamble above or to any other address as may be notified by him and any notice required to be served on the Lessee by the Lessor shall be deemed to have been served if the same is sent by Registered Post Acknowledgement Due to the Lessee at the address given in the preamble above. Any change in the above mentioned address will communicated by each party to the other.

#### 8. Headings and Interpretation

The headings appearing in this Agreement are inserted only for convenience and in no way do they define, limit or describe the scope or the intent of the sections or clauses of the Agreement and have no effect on this Agreement. Any reference to the singular or plural number shall be deemed to include the plural or singular number respectively and words using the masculine gender only shall include the feminine or neuter gender and vice versa as the case may be.

#### 9. Severance

If any provision of this Agreement or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legally and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

This Deed supersedes all previous understandings, agreements or undertaking entered into between the parties.

This Deed is prepared in two sets. The original will be with the Lessee and the duplicate copy is with the Lessor.



IN WITNESS WHEREOF, the parties hereto have set their respective hands to these presents on the day, month and year first above written.

Signed and delivered by the said

Sri. V.T. SHANKARNARAYANA REDDY  
(Lessor)

NSC Educational Trust  
Represented by its  
Managing Trustee  
Sri. C. Harish  
(Lessee)

Witnesses:

1. *[Signature]*  
(A. SHINARAYAN)  
No. 173-D Oddurkannelli  
Bangalore - 560031

2. NIK Majumdar  
Nikkannahalli Kolar

**SCHEDULE - A**  
(THE IMMOVABLE PROPERTY)

All that piece and parcel of immovable property bearing Katha No. 169/50/2 measuring to an extent of 1,14,345 Square feet situated at Kaggalipura village, Sarjapura Hobli, Anekal Taluk Bangalore Urban District, as per Huskur village panchayath records demand register extract serial No. 169 assessment No. 50/2 bounded as follows:

On the East by : Property of Smt. Shyla and Lessor  
On the West by : Property of Sri. Jayarama Reddy  
On the North by : Property of Smt. Shyla and Lessor  
On the South by : Road

**SCHEDULE - B**  
(THE SAID BUILDING)

All that piece and parcel land herein above, together with the building of R.C.C, consisting of Ground, first, second, third and Terrace floors, and consisting of the following:

Sl. No.	Floor	Approx. Built up area in Sq. Ft.
1.	Ground	14,543.74
2.	First	14,379.84
3.	Second	11,515.54
4.	Third	11,515.54
5.	Terrace	723.13
	Total	52,677.80

