

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ No. 152 ಮುಖೋಮು 2001
ನಂ. 09-08-2001ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬೇಕಾಗಬಹುದು.
This sheet can be used for any document.

ದಸ್ತಾವೇಜನ್ನು ಬರೆಯುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

1566
07-08

INDENTURE OF LEASE OF NON-AGRICULTURAL CONVERTED
PROPERTY AN ANNUAL RENTAL OF Rs. 200/- (RUPEES TWO
HUNDRED ONLY)

.....

THIS INDENTURE OF LEASE is executed by:

MR. ABDUL RAHEMAN, S/o U.K. Monu, aged about
23 years, residing at University Road, Derlakatta,
Mangalore, hereinafter called the "LESSOR" of the
one part.

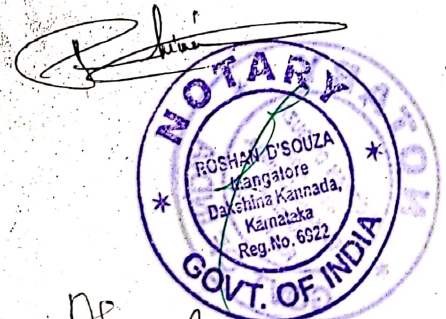
A N D

M/S. KANACHUR ISLAMIC EDUCATION TRUST (Regd.)
University Road, Derlakatta - 574160, Mangalore,
Represented by Mr. U.K. Monu hereinafter called the
"LESSEE" of the other part.

document No. 1566
of 2007-08
Contains 1st Sheet
Sub Register

For KANACHUR ISLAMIC EDUCATION TRUST

Authorised Signatory



Original deposited with us.

Dy. General Manager (LO)
S.C.D.C.C. BANK LTD.
MANGALORE - 3

KANACHUR PUBLIC SCHOOL
DERALAKATTE - 574 160

Principal
KANACHUR PUBLIC SCHOOL
DERALAKATTE - 575013
MANGALORE.D.K

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀನ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುಖೋಮು 2003
ಸಂಖ್ಯೆ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆಯುವಾಗ ದಿನಾಂಕ
Date of execution

ಮಾಪತ್ರಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

The expression Lessor and Lessee shall mean
and include their respective legal heirs,
representatives and assigns.

WHEREAS the Lessor is the owner of the
immovable property held on Warg right morefully
described in the schedule "A" herebelow and
hereinafter called the "Schedule property", which
were purchased by the Lessor, as per a registered
document dated 19.4.2001, registered as document
No.2974/2001-02, Volume 2129 of Book No.1 in the
office of the Sub-Registrar of Mangalore Taluk.

For KANACHUR ISLAMIC EDUCATION TRUST

Authorised Signatory.

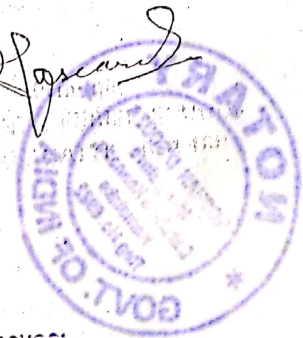
2

Sub Registrar

Document No. 1566
of 2001-02 of Book No. 1
Contains 7 Sheets
Serial Sheet



Principal
KANACHUR PUBLIC SCHOOL
DERALAKATTE 575018
MANGALORE D.K.





Print Date & Time : 30-05-2007 04:29:24 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 1566

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಮಂಗಳೂರು ತಾಲೂಕು ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 30-05-2007 ರಂದು 04:20:45 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	80.00
2	ಸ್ಯಾಂಪಿಂಗ್ ಫೀ	300.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	105.00
4	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ಮತ್ತು/ದಂಡ ಶುಲ್ಕ	20.00
	ಒಟ್ಟು :	505.00

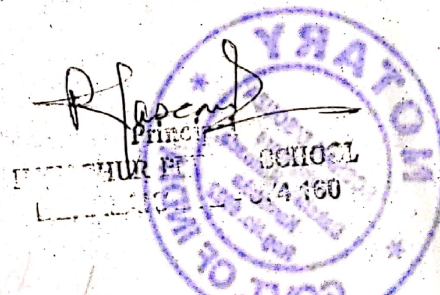
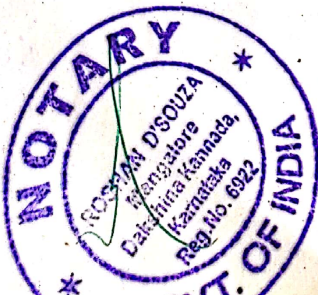
ಶ್ರೀ ಯು. ಕೆ. ಮೋನು ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಯು. ಕೆ. ಮೋನು			

ಅಧಿಕಾರವಹಾರಿ ದಸ್ತಖತೆ
ಮಂಗಳೂರು ತಾಲೂಕು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	ಮೆಸರ್ ಕೆನಚ್ಚೆರು ಇಸ್ಲಾಮಿಕ್ ಎಜುಕೇಷನ್ ಟ್ರಸ್ಟ್ (ರಿ) ರ ಬಗ್ಗೆ ಚೇರ್ ಮನ್ ಯು. ಕೆ. ಮೋನು (ಬರೆದುಕೊಂಡವರು)			
2	ಅಬ್ದುಲ್ ರಹಿಮಾನ್ (ಬರೆದುಕೊಂಡವರು)			



ಅಧಿಕಾರವಹಾರಿ ದಸ್ತಖತೆ
ಮಂಗಳೂರು ತಾಲೂಕು

AND WHEREAS, the Lessee wanted the schedule property on lease for a period of 30 years; And whereas the Lessor agreed to lease the schedule property on lease for a period of 30 years;

AND WHEREAS the terms and conditions of the lease were discussed between the parties and now therefore, this Deed of Lease for a period of 30 years executed by the Lessor in favour of the Lessee, witnesseth as follows:-

AND WHEREAS the Lessee approached the Lessor and requested him to grant the schedule property on Lease for a period of 30 years; And whereas the Lessor agreed to grant the schedule property on Lease on payment of a premium of Rs.5,000/- (Rupees Five thousand only) and an annual rental of Rs.200/- (Rupees Two hundred only) payable by the 1st of May of every year, commencing from 1.5.2007, and in pursuance of said agreement, this Lease Indenture witnesseth as follows:-

1) That in consideration of premium of Rs.5,000/- (Rupees Five thousand only) which has been paid by the Lessee to the Lessor, in cash, the receipt of which the lessor, hereby admits and acknowledges in full and final quittance thereof, the Lessor do hereby grant and demise unto the Lessee all that schedule property together with improvements therein to have and hold the schedule

Document No. 1566
of 2012 of Book I
Contains 3rd Sheet
Sub Registrar



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Authorized Signatory

Principal
KANACHUR PUBLIC SCHOOL
DERALAKATTE 575013
MANGALORE D.K.

Principal
KANACHUR PUBLIC SCHOOL
DERALAKATTE - 574 160

ಗುಣಿಸಲ್ಪಡುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಲಿಯೋ ಡಿ'ಸೋಜಾ ದಿನಾ ಕ್ಲೆಮೆಂಟ್ ಡಿ'ಸೋಜಾ ಜಿಲ್ಲಾ, ಮಂಗಳೂರು	Leo D. Souza
2	ಎ. ಆರ್. ಸುಮೇಶ್ ದಿನಾ ಜಿ.ಎಂ. ಅಬ್ದುಸ್ ಪರ್ವೀನ್, ಮಂಗಳೂರು	A.R. Sumesh

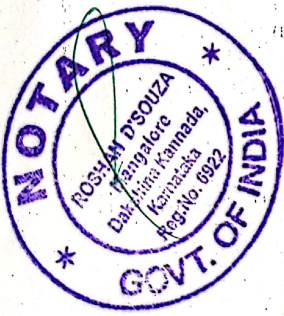
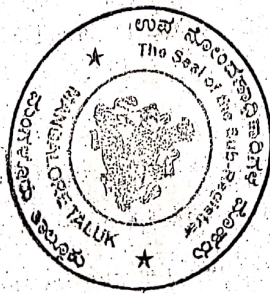
ಕಾರ್ಯನಿರ್ವಾಹಕ ಅಧಿಕಾರಿ
ಮಂಗಳೂರು ಜಿಲ್ಲಾಧಿಕಾರಿ

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ MGT-1-01566-2007-08 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ್ MGTD56 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 30-05-2007 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್ (ಮಂಗಳೂರು ತಾಲ್ಲೂಕು)

Designed and Developed by C-DAC, ACTS, Pune.

ಪಿ. ಹೆಚ್. ಭರ್ಮಪಾಲ
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಂಗಳೂರು ತಾಲ್ಲೂಕು



Signature

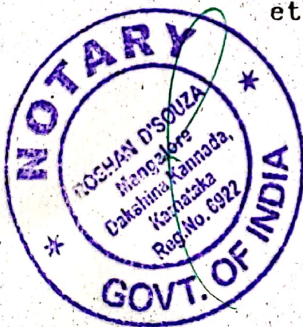


Property on lease for a period of 30 years from 1.5.2007 yeilding thereof an annual rent of Rs.200/- (Rupees Two hundred only) clear of all deductions, payable by the 1st of May every year commencing from 1.5.2007.

2) The Lessee do hereby covenants with the Lessor that they shall pay the annual rent herein before reserved within the stipulated time and in the manner aforesaid and will further pay all rates, taxes and outgoings now payable or hereafter to become payable by the lessee or occupiers in respect of the schedule properties by complying with all requisitions of the City Corporation/Panchayath and will do, execute and perform at their own expenses and cost all repairs, alterations, additions or new constructions from time to time be required or necessary to be done to the schedule property.

3) That the Lessee shall be in possession of the schedule property by virtue of this Lease deed the lessee and successors in title shall have the right, title and interest conferred over the schedule property for the period of lease and hereunder to enjoy or improve the schedule property by putting up additional building/or reconstruction of existing buildings, compound walls, well, tanks etc. at the discretion of the Lessee hereafter by

Document No. 156
of 2012-13 Each Sheet
Contains 100 Sheets
D.H.S. Sheet
Sub Registrar



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Principal
KANACHUR PUBLIC SCHOOL
DERALAKATTE 575018
MANGALORE D.K

Principal
KANACHUR PUBLIC SCHOOL
DERALAKATTE 575018
MANGALORE D.K

paying Corporation/Panchayath Taxes, electricity and water supply charges and such other dues or outgoings as the case may be in respect of the schedule property.

4) The Lessor hereby covenants with the Lessee that rent is fixed for the period of lease and will not be enhanced on any ground in any future time to come and that the lessee observing and performing all the covenants and conditions herein contained, may quietly hold and enjoy the schedule property for a period of 30 years without any interruption or interference by the Lessor or any person claiming through or under him.

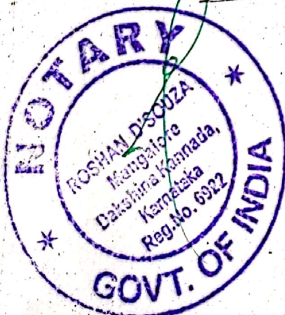
5) The Lessee is entitled to mortgage or create charge on the rights granted hereunder on the schedule property or any portion thereof or pledge the title deeds for the purpose of availing or obtaining financial facilities from Commercial Banks, Co-operative Institutions, Companies, Government undertakings, L.I.C. of India or Corporations or from private agencies or persons as the case may be. The rights, title or interest created herein is a transferable right of the Lessee.

The Lessee shall be entitled to hold and enjoy the schedule property without any let, claim

For KANACHUR ISLAMIC EDUCATION TRUST (R.)

Authorised Signatory

5



KANACHUR PUBLIC SCHOOL
DERALAKATTE - 574 160

Principal
KANACHUR PUBLIC SCHOOL
DERALAKATTE - 575 013
MANGALORE D.K.

or hindrance by the Lessor or by any persons claiming through or under the Lessor during the period of lease.

The schedule "A" properties are converted as per two Orders No.A.Dis.LNA/CR/114/2007-08 dated 8.5.2007 and No.A.Dis.LNA/CR/406/2001-02 dated 26.2.2002 by the Tahsildar, Mangalore Taluk, D.K.

SCHEDULE - A
Description of the properties

The immovable properties situated at Kotekar Village, Mangalore Taluk falling within the Sub-Registration District of Mangalore Taluk, comprised in:

Item No.	S.No.	Kissam.	Extent A - C
(1)	337-1	Converted	1-97 Acres
(2)	343-1	Converted	0-87 Cents
(3)	343-1	Converted	0-20 cents

with all mamool easementary rights appurtenant thereto including the right of way as stated supra.

IN WITNESS WHEREOF, the Lessor and Lessee hereto have put their signature to this document on

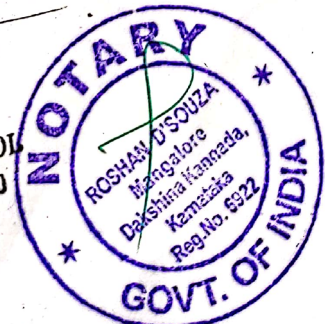
For KANACHUR ISLAMIC EDUCATION TRUST

Authorised Signatory

6

Principal
KANACHUR PUBLIC SCHOOL
DERALAKATTE 570018
MANGALORE D.K.

Principal
KANACHUR PUBLIC SCHOOL
DERALAKATTE 574 160



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