

BK-I 362/21-22

ಈ ದಸ್ತಾವೇಜು 40 ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ

ಒಂದನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಪಾದ ಉಪವಿಯಮ  
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು  
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The Karnataka State Registration and Stamps Department  
Official's Multipurpose Co-Operative Society Ltd.

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LEASE DEED

THIS LEASE DEED IS MADE AND EXECUTED ON THE 17<sup>th</sup> APRIL OF THE YEAR 2021 AT  
BANGALORE, BY AND BETWEEN

Mrs. Prameela Venkatesh, wife of Late Mr. R Venkatesh, aged about 66 years, residing at # 19, Guni Agrahara Village, Lakshmipura Cross, Shivakote Post, Bangalore - 560 089 (hereinafter referred to as "LESSOR", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include her successors in interest and permitted assigns) represented by her son & GPA holder (YAN-4-00369-2020-21), Mr. V. Nagaraj aged about 41 years

EXECUTIVE DIRECTOR  
BASIL WOODS NATURE SCHOOL  
DISE CODE : 29284100969  
Sy. No. 19, Guniagrahara Village,  
Lakshmipura Cross, Hesaraghatta Hobli,  
Bangalore North - 560097.

AND

PRINCIPAL  
BASIL WOODS NATURE SCHOOL  
DISE CODE : 29284100969  
Sy. No. 19, Guniagrahara Village,  
Lakshmipura Cross, Hesaraghatta Hobli,  
Bangalore North - 560097.

M/s. National Institute of Value Education (NIVE), a trust having its registered office at 4th Floor, Plot No 72, 2nd Stage, Rajajinagar Industrial Area, Bangalore - 560010 represented by Mr. Alok B aged about 31 years, hereinafter referred to as the "LESSEE", (hereinafter referred to as "LESSEE" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include its successors in interest and permitted assigns)

For NATIONAL INSTITUTE OF VALUE EDUCATION

Nagaraj

Alok  
Authorised Signatory

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ  
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ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಣ ವಿಭಾಗ  
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**WHEREAS** the LESSOR is the absolute owner in enjoyment and possession of Property No.70/19 , Guni Agrahara Village, Lakshmipuram Cross, Shivakote Post, Bangalore 560 089 together measuring 26 acres which she acquired by virtue of a Gift Deed dated 29/09/2001 executed by Mr. R Venkatesh in favour of the LESSOR and registered as document bearing No. 4699/2001-2002, in Book I and stored in CD No. YNK-01 in the Office of the Sub Registrar, Yelahanka;

**WHEREAS** the LESSEE intends to lease out a part of the above mentioned land measuring 1,08,900 Square feet, along with a building constructed thereon admeasuring 46,000 square feet, built up area, described more fully in the Schedule and hereinafter referred to as Schedule Premises;

**AND WHEREAS** the LESSEE requires the Schedule Premises on Lease for the purpose of running an educational institution and allied activities;

**AND WHEREAS** the LESSOR and the LESSEE have agreed to record the details on the condition of 'as is where is' basis;

*Alk*  
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*Alk*  
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*Alk*  
Authorised Signatory





ಉಪ ಮೊದಲದಾಖಲಾತಿಗಳು

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 M/s National Institute of Value Education (NIVE) Rep by Mr. Alok B , ಇವರು 939500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	939500.00	DD No 002034 Rs.939500/- dated 17/Apr/2021 drawn on Equitas Small finance Bank,Basaveshwar Nagar.
ಒಟ್ಟು :	939500.00	

ಸ್ಥಳ : ಗಾಂಧಿನಗರ

ದಿನಾಂಕ : 17/04/2021

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕಾಧಿಕಾರಿ  
ಕಾರ್ಯದರ್ಶಿ, ಗಾಂಧಿನಗರ-9

Designed and Developed by C- DAC Pune.

**Alok**  
EXECUTIVE DIRECTOR  
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**Pravin**  
PRINCIPAL  
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ಬಿಡುಗಡೆ ಮಾಡಿದ ದಸ್ತಾವೇಜು ಹಾಳೆ  
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AND WHEREAS this Deed contains finally agreed terms and conditions and supersedes all previous agreements, arrangements, letters of intent, writings etc., in respect of this transaction;

AND WHEREAS the LESSEE relying on the representations made by the LESSOR with regard to its right to lease the Schedule Premises on 'as is where is basis' only whatsoever herein, the LESSEE has taken on lease the Schedule Premises on the terms and conditions hereinafter mentioned;

NOW, THEREFORE, THIS DEED OF LEASE WITNESSETH AS FOLLOWS:

1. DEFINITION:

- A. Lease Commencement Date shall mean November 1<sup>st</sup>, 2020
- B. Rent Commencement Date shall mean November 1<sup>st</sup>, 2020
- C. Lease End Date Shall mean October 31<sup>st</sup>, 2050

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For NATIONAL INSTITUTE OF VALUE EDUCATION

Authorised Signatory


ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 362

ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು

ಗಾಂಧಿನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಗಾಂಧಿನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 17-04-2021 ರಂದು 02:07:04 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ





ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿನಯ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	156600.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	1470.00
	ಒಟ್ಟು :	158070.00

ಶ್ರೀ M/s National Institute of Value Education (NIVE) Rep by Mr. Alok B ಬಿನ್ .. ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s National Institute of Value Education (NIVE) Rep by Mr. Alok B ಬಿನ್ ..			For NATIONAL INSTITUTE OF VALUE EDUCATION Alok Authorised Signatory

ರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಗಾಂಧಿನಗರ, ಬೆಂಗಳೂರು-9

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s National Institute of Value Education (NIVE) Rep by Mr. Alok B . ಬಿನ್ .. (ಬರೆಸಿಕೊಂಡವರು)			NATIONAL INSTITUTE OF VALUE EDUCATION Alok Authorised Signatory
2	Mrs. Prameela Venkatesh W/o late. Mr. R. Venkatesh Rep by her son & GPA Holder Mr. V. Nagaraj . ಕೋ .. (ಬರೆದುಕೊಡುವವರು)			Nagaraj V

Alok  
EXECUTIVE DIRECTOR  
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ಗಾಂಧಿನಗರ, ಬೆಂಗಳೂರು-9



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು  
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ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕಿತ ದಸ್ತಾವೇಜು ಹಾಳೆ  
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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## 2. CONDITION PRECEDENT:

Since the LESSEE intends to enter into a long term lease with the LESSOR and with an intention to ensure that the tenancy of the LESSEE shall not be disturbed by any Third Party, the LESSEE had sought for documentation from the LESSOR. The same has been reviewed by the legal

counsels of LESSEE and after being satisfied with the title of the LESSOR with regard to Schedule Property, the LESSEE has intended to go ahead with the lease of the Schedule Property. However, if at any point in time, the LESSEE is of the opinion that the title of the LESSOR with regard to Schedule Property is not clear then in such cases the LESSEE shall have a right to terminate the Lease Deed, irrespective of the Clause 23 with immediate effect and collect any amounts paid by the LESSEE to the LESSOR either in form of IFRSD or any other sums paid by the LESSEE to the LESSOR.

As a Condition Precedent to the Lease herein, the LESSOR herein shall carry out the functional renovation as per the request of the LESSEE and as set out in Annexure A. In the event the Condition Precedent is not completed within April 30<sup>th</sup> 2021, then the LESSEE shall at its have a

*Nagendra V*


*Alak*  
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For NATIONAL INSTITUTE OF VALUE EDUCATION


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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	M. B Sreekantegowda No. S-967, 12th Cross, Bharath Nagar, Bangalore-91	
2	Vinay. K.R 3rd Floor, Mohan Mansion Gruha Lakshmi layout, Nagasandra Post, Bangalore,	

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಗಾಂಧಿನಗರ, ಬೆಂಗಳೂರು-9



1 ನೇ ಪುಟದ ದಸ್ತಾವೇಜು  
ನಂಬರ GAN-1-00362-2021-22 ಆಗಿ  
ಸಿ.ಡಿ. ನಂಬರ GAND918 ನೇ ಧರಲ್ಲಿ  
ದಿನಾಂಕ 17-04-2021 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



ಉಪನೋಂದಣಾಧಿಕಾರಿ (ಗಾಂಧಿನಗರ)

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಗಾಂಧಿನಗರ, ಬೆಂಗಳೂರು - 09

Designed and Developed by C-DAC, ACTS, Pune

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right not to pay the Lease rent as mentioned in the deed herein until the condition Precedent are met with by the LESSOR and the LESSOR hands over the Schedule Premises along with the condition precedent duly complied with. However, if the LESSEE is of the opinion that the LESSOR shall take longer time to deliver the Schedule Premises to the LESSEE, then in such cases the LESSEE shall inform the LESSOR that it shall take over the Schedule Premises before the completion of conditions of Condition Precedent and complete the remaining work of Condition Precedent itself and deduct the costs which the LESSEE incurred for completion of works as per Condition Precedent from the rent payable to the LESSOR.

It is hereby agreed between the parties that the LESSOR shall provide LESSEE additional space (land and built-up area) apart from the Schedule Premises to the LESSEE as and when requested

by the LESSEE to LESSOR within 9 months from the date of such request. The parties hereby further agree that the additional rent for such space apart from the Schedule Property shall be mutually agreed upon between the parties and the parties shall enter into a separate lease deed for the same.

*Nagendra V*

*Alok*  
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For NATIONAL INSTITUTE OF VALUE EDUCATION

*Alok*  
Authorised Signatory

*Pravin*  
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3. LEASE:

In consideration of the Interest-free refundable security deposit paid under this Deed subject to undertaken by the LESSEE to pay rent herein reserved, the LESSOR hereby grants by way of lease to the LESSEE and LESSEE hereby takes on Lease, the Schedule Premises for a period of 30 (Thirty) years commencing on & from the Lease Commencement Date herein below (hereinafter called "The Lease Period"). The Lease period is subject to extension and/or sooner determination as hereinafter provided.

4. LEASE COMMENCEMENT DATE AND RENT COMMENCEMENT DATE:

4.1 The initial lease term with respect to the Schedule Premises is commenced as described in DEFINITION

4.2 The obligation for the payments of rent charges shall commence on and from the Rent Commencement Date as stated above as per the terms here in this Lease subject to completion of the Condition Precedent.

*Nagana V*  
*Alok*  
**EXECUTIVE DIRECTOR**  
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*Alok*  
For NATIONAL INSTITUTE OF VALUE EDUCATION  
Authorised Signatory

*Ravi*  
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## 5. LOCK-IN PERIOD:

The LESSEE is not entitled to terminate the Lease for an initial period of **5 Years** from the Rent Commencement Date (hereinafter referred to as "The Lock-In Period"), in the event of the LESSEE being desirous to terminate the Lease during the Lock-In Period for reasons other than the breach on the part of the LESSOR or the LESSOR terminating the Lease due to the default of the LESSEE.

## 6. RENEWAL:

6.1 Subject to LESSEE issuing notice for renewal, the LESSOR shall have the option to renew the Lease of the Schedule Premises for an additional term of 30 years as per mutually agreed terms.

6.2 The LESSEE shall provide to the LESSOR a written notice of 2 months prior to the expiration of the initial term, if it wishes to exercise its option to renew the Lease of the

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Schedule Premises. On renewal, the parties shall execute a fresh lease deed for the renewed term and such lease deed shall be adequately stamped and registered at the cost and expenses of the LESSEE only.

7. LEASE RENT:

7.1 In consideration of the LESSOR granting the Lease to the LESSEE and the covenants and the conditions hereinafter contained in that respect of and on the part of both the Parties to be performed & observed, the LESSEE shall pay to the LESSOR from the Rent Commencement Date for the Lease Period, the Lease Rent amounting to Rs. 6,00,000/- (Rupees Six Lakhs only) per month shall be paid as Lease Rent for the Lease of the Schedule Premises.

7.2 The payment of such monthly Lease Rent shall be made on or before 10<sup>th</sup> of every month in advance, with the LESSOR sharing the corresponding rental receipt thereof.

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7.3 The Rent payable is subject to deduction of tax at source as per the prevailing law and the LESSEE shall provide Tax Deduction at Source certificates to the LESSOR for every financial year in accordance with applicable Law.

7.4 LESSOR shall be solely responsible for payment of all present and future municipal / property taxes, charges, levies, cesses, duties, penalties, in respect of the said Premises, the Building and more particularly the Schedule Premises, and / or in respect of these presents.

7.5 The lease rent shall be enhanced by 5% on the last paid rent at the end of every 12 months of the rent commencement date.

#### 8. SECURITY DEPOSIT:

8.1 The LESSOR and the LESSEE agree that the LESSEE shall pay to the LESSOR an "Interest Free Refundable Security Deposit" (IFRSD) of Rs. 1,25,00,000/- (Rupees One Crore Twenty Five Lakhs only) to the LESSOR as security deposit. In terms of the above, the LESSEE has paid a sum

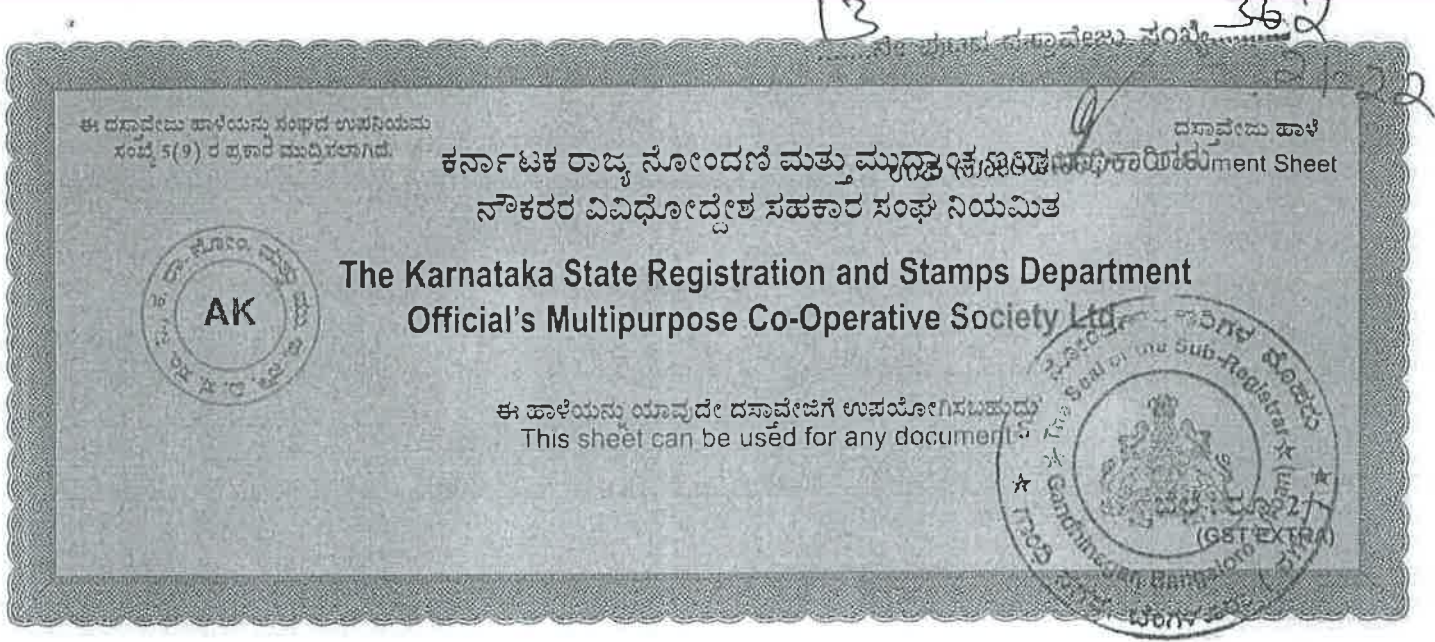
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of Rs. 50,00,000/- (Rupees Fifty Lakhs only) by way of DD bearing number 001518 on 12 June 2020, the receipt of which the LESSOR herein acknowledges. The balance IFSRD of

Rs.75,00,000/- (Rupees Seventy Five Lakhs only) has also been paid by the LESSEE to the LESSOR via RTGS transaction No. ESFBR52020092450807377 dated 24 September 2020 through Equitas Small Finance Bank, Basaveshwara Nagar branch, Bangalore – 560079, the receipt of which the LESSOR herein acknowledges. The LESSOR shall also obtain permissions/conversions/NOCs from statutory authorities as applicable, from time to time, to enable the LESSEE to run an educational institution unhindered in the Schedule premises.

8.2 The said Interest Free Refundable Security Deposit shall not carry any interest. The LESSOR shall refund the entire said Interest Free Refundable Security Deposit immediately as per the terms of this Deed to the LESSEE Due to LESSOR deductions or protest before or on expiry of Lease Period, or earlier determination hereof.

*Nagendra V.*

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8.3 However, the LESSEE agrees to clear any arrears of Lease Rent or any such dues payable towards DG / electricity / telephone / LAN etc. to any service provider for that facility availed by it and shall provide the photocopy of all bills / receipts to the LESSOR.

8.4 In the event that the LESSOR do not refund/repay the entire Refundable Security Deposits to the LESSEE on or before the expiry of the Lease Term or earlier termination thereof by the LESSEE as per the terms of this Deed, then the LESSEE, shall have the right to occupy the Schedule Premises for such time as the LESSOR does not refund the entire Security Deposit. During such period of occupation no Lease Rent shall be payable by the LESSEE / occupant of

the Schedule Premises. It is further agreed in the event of the LESSEE is using the Schedule Premises in such an eventuality; the LESSEE shall pay the Electricity Charges only. Further, the Security Deposit shall carry an interest at the rate of 12% p.a. from the date on which the Refund is due till its full repayment.

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9. THE LESSOR HAS REPRESENTED TO THE LESSEE THAT:

9.1 The LESSOR is entitled to grant a Lease in respect of the Schedule Premises as hereunder contemplated without the consent or permission of any other authority, person, party, etc., and that the LESSOR have received and have all the necessary sanctions, approvals, authorizations, etc., for the letting out of the Schedule Premises and for the use of the Schedule Premises as contemplated by this Lease.

9.2 The LESSOR have paid and shall pay all rates, taxes, charges, cesses, claims, penalties, assessments and other outgoings payable in respect of the Schedule Premises up to the date of this Deed and at all times hereafter. The LESSOR have also complied with all laws, rules and regulations (statutory or otherwise) applicable to the Schedule Premises and that the LESSOR undertakes to ensure the full payment and compliance of any and all such contractual and statutory obligations/requirements.

9.2 The Schedule Premises are free from any/all encumbrances of whatsoever nature.

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*[Signature]*

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10. THE LESSEE HAS REPRESENTED TO THE LESSOR THAT:

10.1 That, the Schedule Premises shall be used exclusively for the purpose of running an educational institution and allied activities and related purposes and/or for such purposes and noted herein and for no other purpose.

10.2 To use the Schedule Premises with due care and caution and in a prudent manner and keep the same in good and usable condition (reasonable wear and tear excepted) and to reimburse and make good to the LESSOR any damage thereto being beyond reasonable wear and tear.

10.3 Not to do, cause or permit any nuisance, disturbance or annoyance to the LESSOR or neighbors or adjoining or neighboring land, building or premises, or cause any pollution or bring or store any hazardous goods upon or in the Schedule Premises.

10.4 Upon the expiration or sooner determination of this Lease to peacefully remove itself, its servants, officers and subordinates and its / their articles, belongings, things and effects

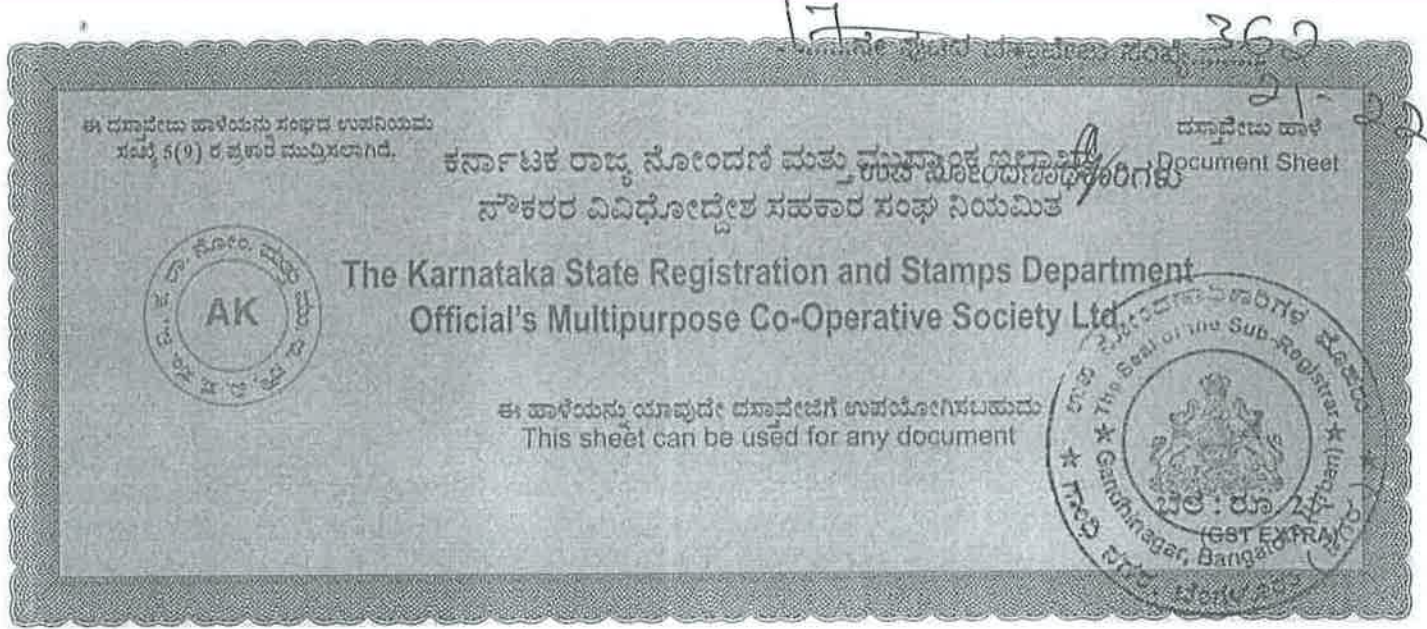
*Nagendra V*

*Alok*  
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For NATIONAL INSTITUTE OF VALUE EDUCATION

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10.5 from the Schedule Premises and to leave the Schedule Premises in good order and condition subject to normal wear and tear.

10.6 The Lessee shall indemnify and keep indemnified the LESSOR against any direct and actual loss or damage suffered by the LESSOR due to any breach of any of the terms and condition of this Deed or due to any act of the LESSEE or any damage caused to the Schedule Premises due to any act of omission or commission of the LESSEE.

#### 11. SIGNAGE:

11.1 The LESSEE shall be entitled to display its own signs, name plates, logos and signboards on the Building Directory in the ground floor lobby Sign Board as provided by the LESSOR for the building, on exterior Sign Board as provided for the Building;

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## 12. PAYMENT OF TAXES:

12.1 It is agreed between the Parties hereto that the LESSEE will pay all outgoing pertaining to facilities and utilities including electricity bills, water/sewerage Charges, telephone bills etc., in respect of the Schedule Premises as whenever assessable, leviable and payable during the subsistence of this Deed or thereafter.

12.2 The LESSEE agrees that for the Term it will be solely liable to pay all existing taxes, cesses, assessments and other outgoing with respect to the lease of the Schedule Premises or incidental to the transaction of the leasing of the Schedule Premises and the

LESSOR shall have no responsibility in that regard. It is hereby specifically clarified that Rent Tax as defined herein shall not include any Property Tax as defined hereinabove. It is further clarified that any future levy or taxes on the Lease and/or Rent, other than those mentioned above, shall be mutually discussed between the parties herein and agreed.

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Rajiv

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13. SALE:

The LESSOR has the right to sell the Schedule Premises / the Building / the Schedule Premises subject to the Purchaser being bound by all the terms and conditions of this Deed including the obligations of refund of the security deposits. The LESSOR shall ensure to obtain such written confirmations and acknowledgements from the Purchaser to be bound by the terms and conditions of these presents. On the LESSOR making available confirmation from such Purchaser who purchases the Schedule Premises or any part thereof, the LESSEE shall attorn the tenancy in favour of Purchaser of the interest of the LESSOR. Thereafter the present LESSOR shall stand released of its obligation under this Deed.

14. SUB-LEASING:

14.1 The LESSEE shall have the right to sub-lease or assign the lease all or any portion of the Schedule Premises to its associate Trusts/organizations, with permission from LESSOR,

*[Signature]*

*[Signature]*

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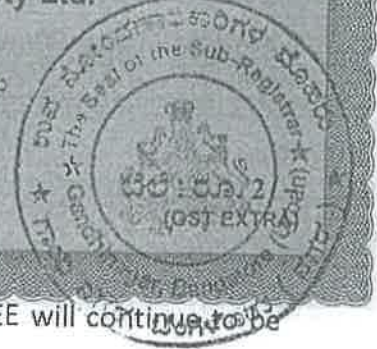
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however with intimation to the LESSOR in that regard and the LESSEE will continue to be responsible for all the obligations and performance under the Deed.

14.2 Further, the LESSEE may give on License only after the Lock-In period the Schedule Premises to any third party with the prior written consent of the LESSOR. The LESSOR shall not unreasonably withhold such permission. In the event of License to third party, the LESSEE will continue to be responsible for all the obligations and performance under the Deed.

#### 15 STRUCTURAL ADDITIONS & ALTERATIONS:

The LESSEE shall not effect any structural additions or alterations to the Schedule Premises without the previous written consent of the LESSOR.

#### 16. NON STRUCTURAL ALTERATIONS/ INTERIORS:

16.1 The LESSEE shall have the right to make improvements within the Schedule Premises and make non-structural alterations without the LESSOR's prior review and approval by the LESSOR.

For NATIONAL INSTITUTE OF VALUE EDUCATION

*Nagendra V*

*Alok*

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16.2 The LESSOR and the LESSEE agree that on the expiry or earlier termination of the lease and at the time of vacating the Schedule Premises, the LESSEE will be at its sole discretion be entitled to remove and take away all its machinery, equipment etc as may have been installed or attached or bought in the Schedule Premises by the LESSEE from time to time without causing any damage to the Schedule Premises except the Furnitures and Fixtures provided by the LESSOR in terms of this Lease Deed.

17. The parties hereby agree that since the LESSEE would have invested a lot of money in acquiring certain equipment and made certain non-structural changes to the Schedule Premises, the LESSEE after the termination of the Lease shall intimate the LESSOR if she intends to take over any such equipment or retain any nonstructural changes by way of a written notice at a depreciated value of such equipment or nonstructural change. However, if the notice remains unanswered even after 15 days of receipt of notice, then in such cases the LESSEE shall take back such equipment/ non-structural changes upon termination of the Lease.

For NATIONAL INSTITUTE OF VALUE EDUCATION

*Nagendra V*

*Alok*  
Authorised Signatory

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*Rajini*  
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# 18. TELEPHONE LINES:

The LESSEE shall have the right to apply for, obtain and install as many telephone / fax / ISDN / International Private Leased Circuits and other telecommunications systems and devices for the Schedule Premises as it may deem necessary for its business activities in its own name and at its own cost. The LESSEE shall pay the charges for such lines installed to the appropriate authorities. On receipt of a request from the LESSEE, the LESSOR shall execute such documents as may be required by the LESSEE for applying, obtaining and installing such telecommunications systems and devices. The LESSEE shall have due regard to safety, building bye-laws, aesthetics etc., while installing such equipment and shall, on expiry or earlier termination of the lease, remove such installation without causing any damage to the Schedule Premises/Building (normal wear and tear, Force Majeure excepted). The LESSEE shall ensure that the LESSOR are not held liable for any lapses on the part of the LESSEE in installation and use of this equipment as may be prescribed by the concerned governmental authority. The LESSEE, at its own cost, shall remove the same upon the expiry of the Term or termination of the lease. The LESSEE shall keep indemnified the LESSOR at all times in regard to any claims arising the act such installations of the LESSEE.

For NATIONAL INSTITUTE OF VALUE EDUCATION

*[Signature]*

*[Signature]*

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Authorised Signatory.

*[Signature]*

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19. ENJOYMENT:

The LESSEE observing and performing the terms and conditions contained herein, the LESSOR would allow the LESSEE to hold, use and enjoy peacefully the Schedule Premises and every part thereof during the term of this Deed without any interruptions by the LESSOR or any other person and persons claiming under and for / on its behalf.

20. LESSEE'S OBLIGATIONS:

20.1 The LESSEE shall maintain the area in the Schedule Premises in good condition and take care of minor repairs arising out of normal wear and tear. All major repairs shall be carried out by the LESSOR.

20.2 The LESSEE shall be responsible for payment of all charges for water charges/electricity consumed in the Schedule Premises as well as for the payment of telephone and other bills including bills for the telecommunication equipment installed in the Schedule Premises for the use of the LESSEE. The LESSOR shall furnish the LESSEE with the original electricity bills and the LESSEE shall make payment on stipulated date to concerned local department and forward photocopies of such receipt to the LESSOR.

*Nagendra*

*Alok*  
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Bangalore North - 560097.

For NATIONAL INSTITUTE OF VALUE EDUCATION

*Alok*  
Authorised Signatory

*Pravin*  
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20.3 The LESSEE shall not do, cause to be done in or upon the Schedule Premises or other parts of the Said Building anything whatever which is or may become a nuisance or annoyance to other occupants in the Said Building or any way interfere with the place, keep or use on the Schedule Premises and shall not store any contraband article or any offensive, dangerous, inflammable or explosive material article or thing. The LESSEE shall not violate any rules, regulations or legal norms for time being in force.

20.4 The LESSEE shall have unlimited access to the premises 24 hours, and all days of the week & if required then also on Sundays & Holidays.

20.5 In the expiration or termination of the Lease the LESSEE shall remove itself from the Schedule Premises and all its employees, servants and all its belongings and restore the Schedule Premises to its good (reasonable wear and tear) condition.

20.7 The LESSEE agrees to pay all outgoings attributable to its activities including but not limited to payment of electricity bills, generator power bills, telephone bills etc.

*[Signature]*

*Alok*  
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*[Signature]*  
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20.8 The LESSEE shall permit the LESSOR or its authorized agents to enter upon the Schedule Premises for inspection in the day after prior intimation to the LESSEE and in the presence of a representative of the LESSEE.

## 21. DELAY/ DEFAULT IN PAYMENT OF RENT:

Without prejudice to the right of the LESSOR to terminate this lease, in the event of delay / default in payment of the rent charges to be paid under this Deed by the LESSEE to the LESSOR under this Deed, such delayed/defaulted amounts shall carry interest at the rate of 12% per annum.

## 22. INSURANCE:

The LESSOR shall take insurance with regards to Building and the amenities affixed thereon and belonging to the LESSOR. The insurance shall include coverage for riots, floods, tempest, fire, earthquake, all kinds of natural calamity, terrorist actions, etc. However, the LESSEE shall take insurance for all its materials, equipment and goods belonging to its and it shall be responsible for the safety and security thereof.

*Nagendra V.*

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### 23. TERMINATION:

23.1 The LESSEE reserves its right to terminate this Deed at its sole option by providing 6 months advance written notice to the LESSOR which shall be at any time after serving entire Lock-in-Period. The LESSOR shall not have the right to terminate the Lease during the lock in period except as provided in this Deed. In the event of premature termination of the lease by the LESSOR during the lock-in period or if the Lease is terminated due to the breach of the

LESSEE, the LESSEE undertakes to and shall be liable to pay the rent for the Schedule Premises as provided in this Deed for the remaining period of the Lock-in period. If the termination is caused due to breach by the LESSOR of its obligation under this Deed, the LESSEE will not be required to pay the rent for the lock in period.

23.2 Notwithstanding whatever is mentioned in Clause 23.1 above, in the event of a breach

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 Authorised Signatory

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by the LESSOR, the LESSEE will give a notice to the LESSOR to remedy the breach within the notice period of 30 (thirty) days and in the event of the LESSOR not being able to remedy the breach within the notice period, the LESSEE will be entitled to terminate the Lease. Upon such termination during the Lock-In Period, the LESSEE will not be liable to pay the rent for the residue of the Lock-In Period. This right is apart from LESSEE'S right to specifically enforce the LESSOR'S obligation under this Deed.

23.3 In the event of non payment of rent charges by the LESSEE for consecutive period of six months or any other breach of any of the terms of this Deed by the LESSEE, the LESSOR shall together give a written notice of 30 (thirty) days to the LESSEE to pay the unpaid rent or remedy the breach within the notice period. If the LESSEE does not pay the unpaid rent or remedy the breach within the notice period, the LESSOR will be entitled to terminate the Lease.

23.4 In the event of the LESSEE being ordered to be wound up for any reasons by any Court or direction and/or liquidator/receiver being appointed, this Deed shall stand terminated and LESSOR shall become entitled to vacant possession of the Schedule Premises and to resume

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Nagaraj V

Alok

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possession as the benefit of the Lease is not available to any third party. However this clause will not have application in the event of mergers in which the LESSEE may be a part. The liquidator so appointed of the LESSEE will remove all the movables of the LESSEE within thirty (30) days and till such time the liquidator shall be liable to pay Rents to the LESSOR.

23.5 The LESSEE agrees that the LESSOR shall upon termination of the lease in any of the circumstances mentioned in any of the Clauses set out above the LESSOR shall be entitled to on such termination resume possession of the Schedule Premises against refund of the Security Deposit amounts that may be due by the LESSOR to the LESSEE. Notwithstanding anything stated above, it is hereby agreed that the right of termination of the Lease term by the LESSOR shall be exercised jointly only and no one LESSOR shall have a right to terminate the lease herein.

#### 24. HANDING OVER OF THE POSSESSION:

*Nagana V. V.*  
*Alok*  
**EXECUTIVE DIRECTOR**  
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*Alok*  
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The LESSEE shall on termination of the Deed or earlier determination of the lease in terms hereof, simultaneous to receiving a refund of Security Deposit by the LESSOR, return the Schedule Premises to the LESSOR in good condition, excepting only normal wear and tear.

## 25. FORCE MAJEURE

Notwithstanding anything to the contrary contained in this Deed, in the event that either Party is delayed or hindered in, or prevented from, the performance of any act by reason of acts of God, natural calamities, strikes, riots, fire, floods, accident, any law or regulation of any government, pandemic, epidemics, disease outbreak, lockdowns or any act or condition whatsoever beyond the reasonable control of such Party (a "Force Majeure Event"), performance of such act will be excused for the period for the delay and the period of the performance of such act will be extended for a period equivalent to the period of such delay, provided that:

*Nagendra V.*

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- (1) such Party provides notice as soon as possible to the other Party of the occurrence of the Force Majeure Event; and
- (2) Such Party continues to make reasonable endeavors to resume performance of its obligations.

Notwithstanding anything contained in this Deed, the Parties shall not be bound by the obligations of the Lock-In Period if the Deed is terminated due to the occurrence of a Force Majeure Event.

## 26. SUSPENSION OF RENT AND LEASE:

In the event the Schedule Premises or parking spaces related thereto or any portion thereof are uninhabitable or unusable or the utilities servicing the Schedule Premises or common areas or facilities are interrupted so as to render the Schedule Premises or part of it uninhabitable or unusable, for any reasons other than for any act of omission or commission of the LESSEE or Clause 25 above and such restraint continues beyond 30 (thirty) days, the LESSEE shall suspend payment of Rent proportionately until such time that the Schedule Premises or any part thereof

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*Alok*  
 Authorized Signatory





become usable. If the Schedule Premises are uninhabitable or unusable the Lease will stand terminated and the LESSOR will refund the amounts of Security Deposit in terms hereof within 15 days of such termination. In the aforesaid eventuality, the LESSEE will not be bound by the terms of lock in period stipulated in Clause 5 above if such restraint occurs during the lock in period.

## 27. NOTICES:

All notices, consents or the like required or permitted to be given under this Deed shall not be binding unless in writing, and may be given personally or sent to the Parties by Registered Post at its address as set out hereinafter or notified in writing accordance with this clause.

*Nagappa V*

For NATIONAL INSTITUTE OF VALUE EDUCATION

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*Alok*  
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If sent by letter, when delivered personally or if dispatched by post, upon delivery of the same to the other Party. If sent by letter, when delivered personally or if dispatched by post, upon delivery of the same to the other Party.

## 28. EXECUTION OF LEASE DEED, STAMP DUTY AND REGISTRATION THEREOF:


All costs incurred towards stamp duty and registration of this Deed or any renewal thereafter and other charges incidental thereto shall be borne by the LESSEE. The LESSOR will cooperate by providing all necessary documentation & other reasonable assistance to the LESSEE to complete such formalities.


  
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## 29. TAX DEDUCTIONS:

The LESSEE shall deduct tax at source as may be applicable under law and all other statutory deductions as may be required to be made on all payments to be made to the LESSOR and the LESSEE shall provide Tax Deduction at Source certificates to the LESSOR for every financial year.



  
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(GST EXTRA)

### 30. MODIFICATION/VARIATION:

No change, variation or modification of any of the terms and conditions set forth herein shall be valid unless incorporated as an amendment to this Deed and signed by the duly authorised representatives of both parties.

### 31. WAIVER/FORBEARANCE:

The Parties hereto agree that in the event of there being any delay in or indulgence shown by either of the parties with regard to the enforcement of any of the terms of this Deed, the same shall not be construed as a waiver on the part of the party showing such indulgence or tolerance and any such indulgence or forbearance shall not be deemed to be a waiver of the rights and the parties shall be entitled to enforce such right without prejudice to such indulgence or tolerance shown.

### 32. HEADING:

For NATIONAL INSTITUTE OF VALUE EDUCATION

*Nagaraj*

*Alak*  
EXECUTIVE DIRECTOR  
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*Alak*  
Authorised Signatory

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The Headings to various clauses hereinabove, are given for sake of convenience and easy  
reference only and they do not in any manner either govern or interpret the meaning thereof.



### 33. JURISDICTION & ARBITRATION:

33.1 This Deed shall be governed by and construed in accordance with the laws of India and both parties hereby unconditionally submit to the non-exclusive jurisdiction of the Courts in Bangalore.


33.2 Any dispute, difference controversy or claims arising out of or relating to this Deed or any breach, claim, termination or invalidity thereof, shall be settled by arbitration in accordance with the Arbitration and Conciliation Act, 1996. The Arbitration Tribunal shall be composed of a sole arbitrator to be appointed in consensus by the LESSEE and LESSOR.

33.3 The place of arbitration shall be Bangalore. The arbitration procedure shall be conducted in the English language and any award or awards shall be rendered in English. The award of the arbitrator shall be final and conclusive and binding upon the Parties.

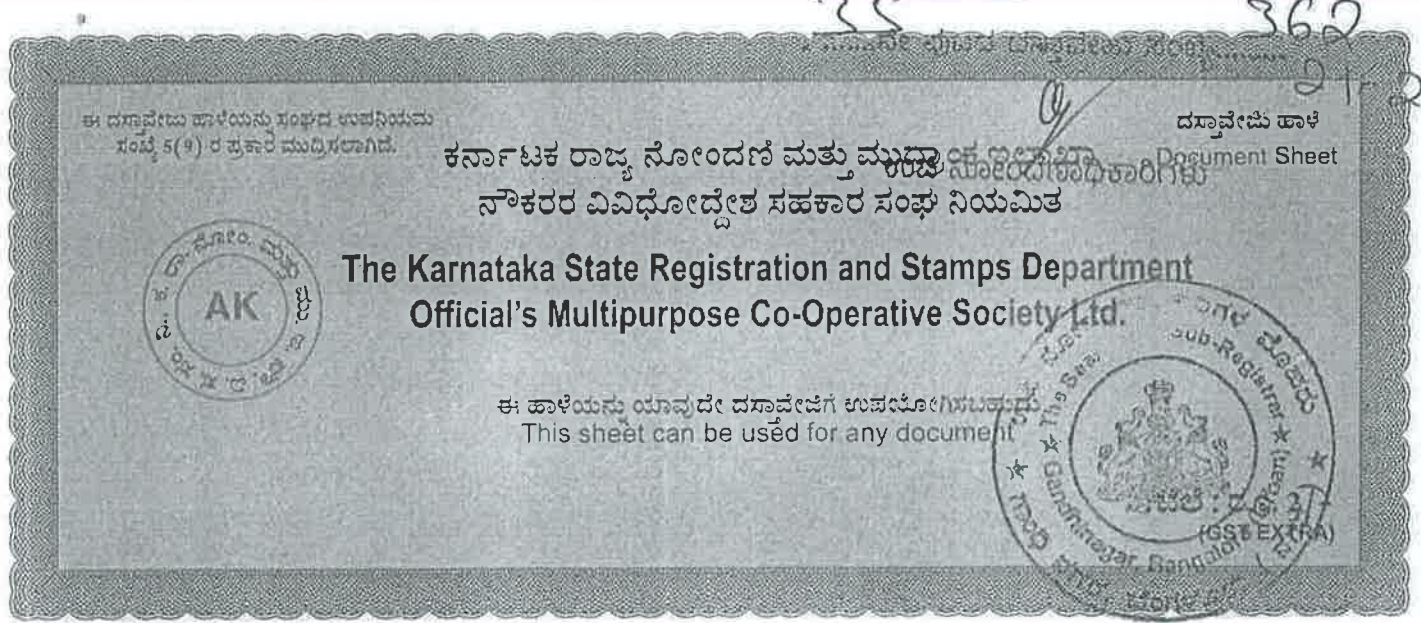
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Bangalore North - 560097.

  
PRINCIPAL  
BASIL WOODS NATURE SCHOOL  
DISE CODE : 29284100969  
Sy. No. 19, Guniagrahara Village,  
Lakshmipura Cross, Hesaraghatta Hobli,  
Bangalore North - 560097.





#### 34. SEVERANCE:

In the event that any provision of this Lease Deed or any of its conditions are declared by any judicial or other competent authority to be void, voidable, illegal or otherwise unenforceable, the parties shall amend that provision in such reasonable manner as achieves the intention of the parties without illegality or at the discretion of the Parties it may be severed from this Lease Deed and the remaining provisions of this Lease Deed shall remain in full force and effect unless the parties decide that the effect of such declaration is to defeat the original intention of the parties in which event the Parties will decide to terminate this Lease Deed.

#### 35. AMENDMENTS:

No change, variation or modification of any of the terms and conditions set forth herein shall be valid unless incorporated as an amendment to this Lease Deed and signed by the duly authorized representatives of both parties.

*Nagendra V.*

*Alok*

EXECUTIVE DIRECTOR  
BASIL WOODS NATURE SCHOOL  
DISE CODE : 29284100969  
Sy. No. 19, Guniaghatta Village,  
Lakshmipura Cross, Hesaraghatta Hobli,  
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For NATIONAL INSTITUTE OF VALUE EDUCATION

Authorised Signatory

*Principa*

PRINCIPAL  
BASIL WOODS NATURE SCHOOL  
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Bangalore North - 560097.

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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**The Karnataka State Registration and Stamps Department  
Official's Multipurpose Co-Operative Society Ltd.**

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AK

ಶಾಂತಿನಗರ, ಬೆಂಗಳೂರು  
Shantinagar, Bangalore

ಬೆಂಗಳೂರು  
Bangalore

21  
(85% EXTRA)

**36. DEED IN DUPLICATE:**

This Deed has been executed in duplicate, one copy to each of the Parties. Each copy shall be considered as original.

**37. LIMITATION OF LIABILITY:**

Neither Party will be liable to the other for any incidental, consequential, penal, and exemplary or like damages (including direct or indirect business loss or profits or any tortuous actions) even if advised of the possibility of the same.

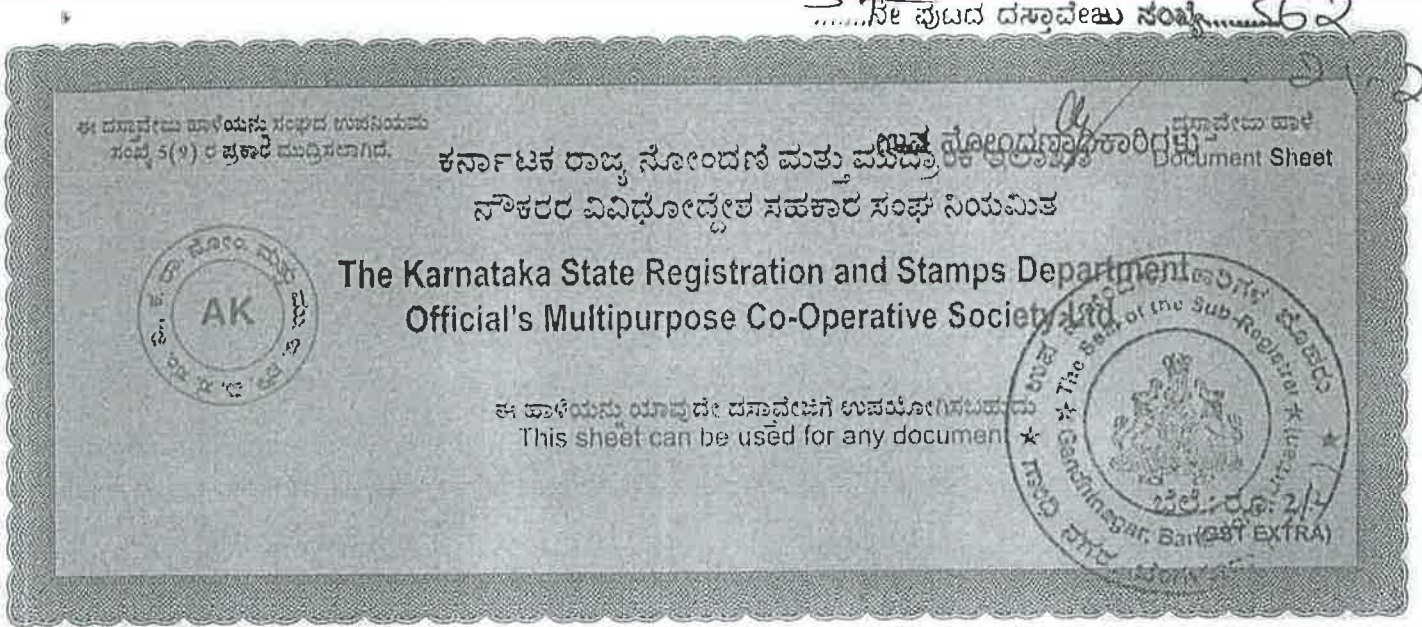
*Nagendra*

For NATIONAL INSTITUTE OF VALUE EDUCATION  
*Alak*  
Authorised Signatory

*Alak*  
**EXECUTIVE DIRECTOR**  
BASIL WOODS NATURE SCHOOL  
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*Rajini*  
**PRINCIPAL**  
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Lakshmipura Cross, Hesaraghatta Hobli,  
Bangalore North - 560097.





### SCHEDULE PREMISES

All that piece and parcel of property for the purpose of Educational Institution bearing Property No. 70/19, Guniagrahara Villaga, Lakshmipura Cross, Shivakote Post, Hesaraghatta Hobli, Bangalore 560089. Measuring 1,08,900 square feet with 46,000 square feet built up area and bounded as under:

- East by: 40 Feet Road Hesaragatta Road
- West by: Remaining portion of private land belongs Sāmbhram roost resort
- North by: Remaining portion of private land belongs Sāmbhram roost resort
- South by: Remaining portion of private land belongs Sāmbhram roost resort

More fully described in the sketch attached hereto

Nagappa V

Alok

EXECUTIVE DIRECTOR  
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For NATIONAL INSTITUTE OF VALUE EDUCATION

Authorised Signatory

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ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
ಅಥವಾ ನೋಂದಣಿಧಿಕಾರಿಗಳು  
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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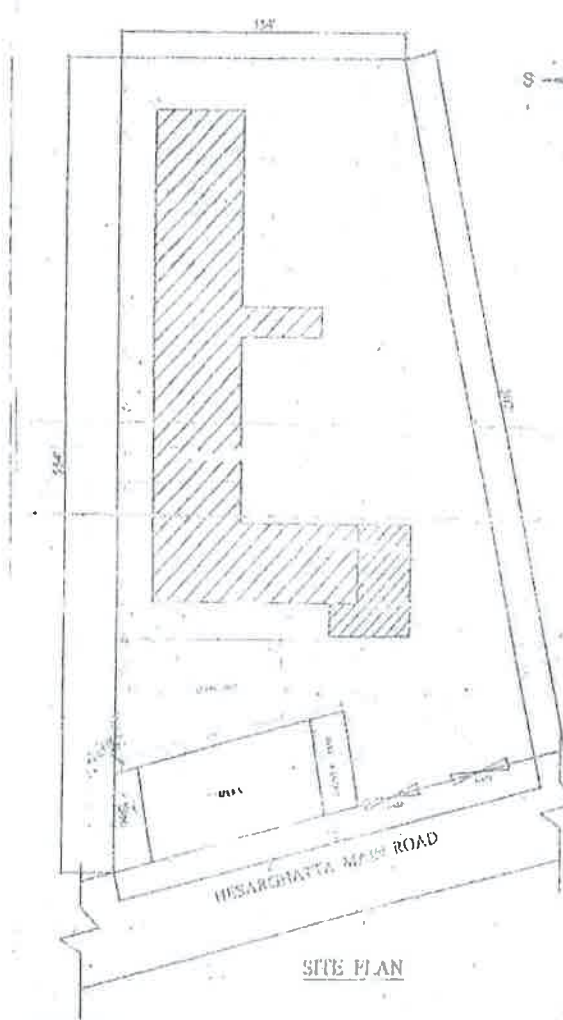
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SKETCH OF THE SCHEDULE PROPERTY

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ಬೆಲೆ: ರೂ. 2/-  
(GST EXTRA)



SITE PLAN

*[Signature]*  
**PRINCIPAL**  
**BASIL WOODS NATURE SCHOOL**  
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For NATIONAL INSTITUTE OF VALUE EDUCATION

*[Signature]*  
**Authorised Signatory**

*[Signature]*

*[Signature]*

**EXECUTIVE DIRECTOR**  
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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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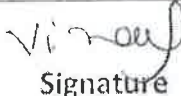

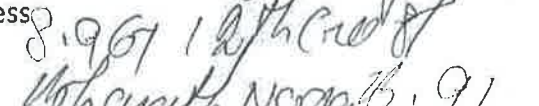
The Karnataka State Registration and Stamps Department  
Official's Multipurpose Co-Operative Society Ltd.

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IN WITNESS WHEREOF THE PARTIES HAVE HEREUNTO SET THEIR RESPECTIVE HANDS ON THIS  
DAY, MONTH AND THE YEAR FIRST HEREINABOVE WRITTEN:

LESSOR	LESSEE
 Signature	 Signature For NATIONAL INSTITUTE OF VALUE EDUCATION
Mrs. Prameela Venkatesh represented by Mr. V. Nagaraj	National Institute of Value Education (NIVE) represented by Sri Alok B

Witness 1	Witness 2
 Signature	 Signature
Name:  Address:  Wharaha Nagar, 9/1	Name: VINAY K R. Address: 3rd Floor, Mahan mansion Lakshmi Layout, Narasimharao, Bangalore

Date: 17 - 04 - 2021

  
EXECUTIVE DIRECTOR  
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Drafted by  
vinay  
NIVE, 13th cross  
maheshwaram  
bangalore - 03

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರಿ ಸಂಘ ಸಮಿತಿಗಳು

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ANNEXURE - A

### Instructions for Functional Renovation (Condition Precedent)

The LESSOR hereby undertakes to complete major repairs and civil works, renovations, fittings but not limited to structural, plumbing, electrical, mechanical works, cladding, plastering, painting, fencing, flooring and others as mentioned by the LESSEE from time to time between the Lease Commencement date until the Rent commencement date wherever necessary to -

- (a) ensure the safety of the tenancy of the LESSEE and
- (b) the normal functional use of the Schedule Property by the LESSEE

*Nagendra V*

For NATIONAL INSTITUTE OF VALUE EDUCATION

*Alak*  
Authorised Signatory

*Alak*  
**EXECUTIVE DIRECTOR**  
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