

BK 2 1843

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಾಯಕರು
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿನಲ್ಲಿ ಬಳಸಲು ಸಾಧ್ಯವಿದೆ
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ದಸ್ತಾವೇಜಿನಂ 10 ಪುಟಗಳಿಗೂ ಹೆಚ್ಚು
1843/21-22

ದಸ್ತಾವೇಜಿನ
1 ನೇ ಪುಟ
ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

LEASE DEED

This Lease Deed is made on this 22nd day of September 2021, by and between

JSW Realty & Infrastructure Pvt. Ltd. a Company duly incorporated under the provisions of the Companies Act, 1956, having its registered office at JSW Centre, Bandra Kurla Complex, Bandra (East), Mumbai 400051 and Works office at P.O. Vidyanagar 583 275, Sandur Taluk, Ballari District, Karnataka (hereinafter referred to as the "**Lessor**", which term shall mean and include its successors and assigns) of the **One Part**.

AND

Jindal Education Trust, a public charitable trust formed under the provisions of the Bombay Public Trusts Act, 1950, having its Registered Office at #6, Prithvi Raj Road, New Delhi and Administrative Office at Jindal Mansion, #5A, Dr. G. Deshmukhmarg, Mumbai - 400 026, represented by its Chief Executive Officer (hereinafter referred to as the "**Lessee**" which expression shall, unless it be repugnant to the context, be deemed to include its executors, administrators and assigns) of the **Second Part**.

The **Lessor** and **Lessee** shall be collectively referred to as "**Parties**" and individually as a "**Party**".

WHEREAS:

a) The Lessor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the land bearing Survey number 23/1 admeasuring 2.43 acres, situated at S. Basapura Village, Sandur Taluk, District Ballari and more particularly described in the **Schedule** hereunder written (hereinafter called "**the Schedule Premises**").

b) The Lessee has approached the Lessor with a request to grant lease of the Schedule Premises along with structures standing thereon and the Lessor has agreed to provide the Schedule Premises on Lease to Lessee on the terms and conditions set out herein.

NOW THEREFORE IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

For JINDAL EDUCATION TRUST

Authorized Signatory

Manager

**Jindal Vidya Mandir
JSW Hill Side Township,
S. Basapur, Vaddu (P)-583123.
Tq. Sandur, Dist. Ballari, Karnataka**



Principal
**Jindal Vidya Mandir
JSW Hill Side Township,
S. Basapur, Vaddu (P)-583123.
Tq. Sandur, Dist. Ballari, Karnataka**



Print Date & Time : 30-10-2021 01:19:54 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 1843

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಸಂಡೂರು ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 30-10-2021 ರಂದು 11:30:57 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	7000.00
2	ಸ್ಯಾನಿಟರ್ ಫೀ	600.00
3	ಪರಿಶೋಧನೆ ಮತ್ತು ಪರಿವೀಕ್ಷಣೆ	40.00
	ಒಟ್ಟು :	7640.00

ಶ್ರೀ M/S Jindal Education Trust ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟು ಗುರುತು	ಸಹಿ For JINDAL EDUCATION TRUST Authorised Signatory
ಶ್ರೀ M/S Jindal Education Trust			

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಸೂಂಡೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟು ಗುರುತು	ಸಹಿ For JINDAL EDUCATION TRUST Authorised Signatory
1	M/S Jindal Education Trust . C/o VIDYANAGARA (ಬರೆದುಕೊಂಡವರು)			
2	M/S JSW Realty And Infrastructure Pvt Ltd . (ಬರೆದುಕೊಂಡವರು)			

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಸೂಂಡೂರು

PRINCIPAL
Jindal Vidya Mandir
JSW Hill Side Township,
S. Basapur, Vaddu (P)-583123.
Tq. Sandur, Dist. Ballari, Karnataka

Manager
Jindal Vidya Mandir
JSW Hill Side Township,
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The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

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1843/21-22

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

1. TERM

The Lessor hereby grants Lease of all that piece and parcel of land bearing Survey number 23/1 admeasuring 2.43 acres, situated at S. Basapura Village, Sandur Taluk, District Ballari for a period of ~~Twenty~~ Twenty Five Years commencing on 02.08.2021. The Lessor has handed over possession of the said property on date of execution of this Deed of lease.

2. Lease Rent

- In consideration for the use of the said property, the Lessee shall pay to the Lessor rent of Rs. 2,40,000/-per annum (Rupees Two Lakhs Forty Thousand Only).
- The rent payable shall be subject to tax deductible at source, as applicable, and shall be paid together with any tax, cess, duty as may be applicable to such rent. GST as applicable to rent shall be paid over and above such rent as stated above.
- The Lessor shall raise invoice on the first of every month for the payment of the previous month's rent. For example: The invoice for the entire month of January shall be raised on 1st of February and so on.

INTEREST FREE REFUNDABLE SECURITY DEPOSIT

- The LESSEE shall pay to Lessor an interest free refundable security deposit of Rs. 4,48,000/- (Rupees Four Lakhs Forty-Eight Thousand Only).
- On expiry of the Lease or earlier determination thereof and in the event the LESSEE serves notice of termination to the Lessor, the Lessor shall refund the security deposit within 15 working days of receipt of termination notice simultaneously upon the Lessee handing over possession of the said property. The Security deposit shall be refunded to the Lessee without any interest whatsoever. If there is a delay in refunding the security deposit by the Lessor, the Lessor shall pay interest at the rate of 24 % per annum to the Lessee for such delayed period and the Lessee shall be entitled to remain in possession and use of the said property without having any obligation to pay rent for the same. Further, the Lessor shall not have a right to withhold or deduct any amount from the security deposit on the account of such continued possession of the Lessee due to delay in refund of the security deposit. This shall be without prejudice to the rights of the Lessee to recover its dues/refundable deposit by adopting such legal recourse as may be advised.

Manager

Jindal Vidya Mandir
JSW Hill Side Township,
S. Basapur, Vaddu (P)-583123.
Tq. Sandur, Dist. Ballari, Karnataka



ಇದು 1243/21-22
ದಸ್ತಾವೇಜು ಸಹಿ
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸಾಂದೂರು

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	B Suresh S/o Parameshwarappa Vaddu Village Sandur	
2	Manjula W/o Siddesh Taranagara Village Sandur tq	

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಸಾಂದೂರು

SAKALA No.IG0143000027723

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಸಾಂದೂರು

<p style="text-align: center;"></p> <p style="text-align: center;">1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ SNR-1-01843-2021-22 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ SNRD734 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 30-10-2021 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p style="text-align: center;"> ಉಪ ನೋಂದಣಾಧಿಕಾರಿ ಸಹಿ ರಚನಾಧಿಕಾರಿ</p>	<p style="text-align: center;"></p>
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Designed and Developed by C-DAC, ACTS, Pune

PRINCIPAL
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JSW Hill Side Township,
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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

4. LESSEE HEREBY COVENANT WITH LESSOR THAT:

- It shall duly perform and strictly observe the terms of this Lease Deed.
- Throughout the Lease Period, Lessee shall pay to Lessor from time to time such recurring fees and other charges as may be demanded by Lessor for the amenities or common facilities provided by Lessor in respect of the Schedule Premises.
- Lessee shall observe and conform to all rules, regulations and bye-laws of the local authority concerned or any other statutory / regulatory regulations in any way relating to public health and sanitation for the time being in force in order to keep the Schedule Premises and surroundings clean and in good condition to the satisfaction of the concerned agencies;
- Lessee shall permit Lessor or its authorised representative from time to time and at all reasonable times of the day during the Lease Period to enter upon the Schedule Premises and inspect the same.
- Lessee shall not do or permit to be done anything on the Schedule Premises which may be a nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises / lands in the vicinity.
- Lessee shall not store any explosives or inflammable articles or things in any building or place upon the Schedule Premises.
- At the expiration or sooner termination of the Lease Period, to deliver unto Lessor peaceful possession of the Schedule Premises in good.
- Lessee shall not transfer, assign, sub-let or part with the possession of the Schedule Premises or any part thereof or create any right or interest therein without the previous written consent of Lessor.
- Lessee shall be entitled to erect and fix up in the Schedule Premises partitions either wooden or brick wall and also to fix electrical, sanitary and other fixtures and fittings which Lessee shall be entitled to remove at anytime on or before the expiration or sooner termination of the Lease Period;
- Lessee shall indemnify and keep indemnified Lessor against any loss, damage or harm that may be caused and/or suffered by Lessor as a result of intentional breach by Lessee of any of the terms of this Lease Deed or any law as may be for the time being in force and from time to time thereafter or due to any act or

FOR JINDAL EDUCATION TRUST

Authorised Signatory

Manager
Jindal Vidya Mandir
JSW Hill Side Township,
S. Basapur, Vaddu (P)-583123.
Tq. Sandur, Dist. Ballari, Karnataka



ಇದೇ ಸುಸ್ಥಾನ 1843/21-22
ಮಾನ್ಯರಾದ ಸರ್ಕಾರ
ಉಪನೋಂದಾಧಿಕಾರಿ

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

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/S Jindal Education Trust , ಇವರು 22400.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚೆಲನ್	21000.00	Challan No CR1021003000747097 Rs.21000/- dated 29/Oct/2021
ಚೆಲನ್	1400.00	Challan No CR1021003000786952 Rs.1400/- dated 30/Oct/2021
ಒಟ್ಟು :	22400.00	

ಸ್ಥಳ : ಸಂಡೂರು
ದಿನಾಂಕ : 30/10/2021

ಉಪನೋಂದಾಧಿಕಾರಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಉಪ ನೋಂದಾಧಿಕಾರಿ
ಸೊಂಡೂರು

Designed and Developed by C- DAC Pune.

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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

conduct of Lessee and/or its staff, employees, servants (including their family members) or parties/agencies connected with the business of Lessee such acts or conduct causing harm, damage, loss or injury to the Schedule Premises.

- (k) Lessee shall inform Lessor with reasonable diligence of any proceedings, encroachments or interference in respect of the Schedule Premises by any third party, which may impair the rights of Lessor in respect of Schedule Premises.
- (l) Lessee shall use the Schedule Premises as a person of ordinary prudence would use them as if it were its own, and not use, the Schedule Premises for purpose other than for which it was leased or commit any act, which is destructive or permanently injurious thereto.

5. LESSOR HEREBY COVENANTS WITH LESSEE AS UNDER:

- (a) Lessor has in itself good right, power and authority to demise unto Lessee the Schedule Premises in the manner herein appearing.
- (b) Upon Lessee paying the Lease Rent hereby reserved and observing and performing the covenants herein contained and on its part to be observed and performed shall peaceably and quietly hold, occupy and enjoy the Schedule Premises for the Lease Period hereby granted without any interruption or disturbance from or by Lessor or any person or persons lawfully claiming by, from or under Lessor.
- (c) Lessor shall pay all taxes, rates, assessments and outgoings of every description payable in respect of the Schedule Premises, at all times during the Lease Period and keep Lessee indemnified against any such demand, action and proceedings thereof.

6. NOTWITHSTANDING ANYTHING HEREIN ABOVE MENTIONED IT IS AGREED BY AND BETWEEN THE PARTIES THAT:

- (a) If the Schedule Premises or any part thereof shall at anytime during the Lease Period be materially damaged or destroyed by earthquake, flood, tempest or other acts of God or other irresistible force not caused by any act or default on the part of Lessee and/or Lessor so as to render the Schedule Premises or any part thereof substantially and permanently unfit for the purpose for which it were let, then, this Lease Deed shall, at the option of Lessee be terminated from the date of such event. However in the event of Lessee desiring to

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Authorised Signatory

Manager
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4 JSW Hill Side Township,
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ಬಹುಮೂಲದಾಖಲಾತಿ ದಳ : ರೂ. 2/-
(GST EXTRA)

continue this Lease Deed, Lessee shall repair the damage to the buildings, structures etc., in the Schedule Premises so as to restore the same in the former state and conditions on its cost only.

- (b) In the event Lessor desires to sell, transfer, assign the Schedule Premises Lessor shall, prior to creating such interest, procure and provide to Lessee an unconditional acknowledgement from the person in whose favour such interest is to be created, that such purchaser/ transferee/ assignee as the case may be shall to the extent applicable be bound by the terms and conditions of the Lease Deed, and Lessee shall attorn such person as the Lessor under this Lease Deed.
- (c) Each Party represent to the other Party that, the execution, delivery and the performance by each of the Party of its obligations under this Lease Deed have been duly and validly authorised by all necessary corporate action to the extent relevant; that the performance of or compliance with the respective obligations under this Lease Deed, do not violate or exceed any power or restriction granted or imposed by any law to which each Party is subject to or violate any of the provisions of its constitutional documents and/or any agreement, arrangement or understanding, oral or written, entered into by it with any third party.

TERMINATION

The Lease Deed may be terminated under any of the following circumstances, namely:

- (a) By mutual consent; or
- (b) By Lessor in the event Lessee commits default in payment of Lease Rent and Lessee fails to remedy the default within ninety (90) days from the date of receipt of written notice from Lessor to remedy such default; or
- (c) In the event at any time of any intentional default by Lessee in complying with its obligations under this Lease Deed, Lessor shall, if the default is by its nature capable of being remedied, be entitled to issue a notice to Lessee setting out the default and requiring Lessee to rectify such default or provide a suitable explanation for the same within ninety (90) of receipt of such notice, failing which Lessor shall be entitled to terminate the Lease Deed by issuing a further notice of seven (7) days to Lessee.

For JINDAL EDUCATION TRUST

Authorised Signatory

Manager
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ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಗುರುನೋಂದಣಾಧಿಕಾರಿ

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

(d) The termination of this Lease Deed shall not effect or prejudice any term(s) and/or condition(s) which is/are expressly or by implication required to continue in effect after such termination.

8. 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 the Parties.

9. NOTICES

All notices shall be sent to the addresses of the respective Parties stated at the beginning of this Lease Deed by Registered Post Acknowledgement Due unless a different address has been intimated in writing against receipt.

10. SEVERABILITY

If any provision of this Lease Deed is held to be unenforceable, illegal or void, all other provisions will nevertheless continue in full force and effect. The Parties will however be bound to negotiate and settle a further provision to this Lease Deed, which comes, as close to the original provision and which is enforceable, legal and valid.

11. FORCE MAJEURE

No Party will be deemed to be in breach of this Lease nor otherwise liable to the other for any failure or delay in performance of this Lease if it is due to any occurrence or contingency beyond its reasonable control including but not limited to acts of God, war, fire, flood, tempest and national emergencies and a Party so delayed shall be entitled to a reasonable extension of time for performing such obligations.

12. WAIVER

Failure or delay by either Party to enforce any provision of this lease shall not constitute a waiver of such provision or any other provision(s) of this lease nor will any partial exercise of any provision preclude any further exercise of the same or any other provision.

For JINDAL EDUCATION TRUST

Authorised Signatory

Manager
Jindal Vidya Mandir
JSW Hill Side Township,
S. Basapur, Vaddu (P)-583123.
Tq. Sandur, Dist. Ballari, Karnataka



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

**ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ**

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗಾಗಿ ಬಳಸಲು ಸಾಧ್ಯವಿದೆ
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843/21-22
ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

13. DISPUTE RESOLUTION

The Courts at Ballari alone shall have the exclusive jurisdiction to hear matters pertaining to this Lease Deed or any matter related thereto.

14. GOVERNING LAWS

This Lease shall be governed by and construed in accordance with the laws of India.

15. CAPTIONS




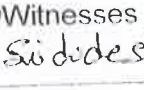
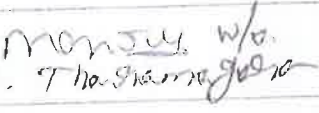
The various captions used in this Lease Deed are for the organizational purpose only and may not be used to interpret the provisions thereof. In case of conflict between the bare captions and the related text, the text will prevail.

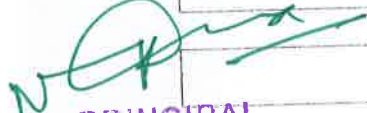
SCHEDULE PREMISES

ALL THAT piece and parcel of land bearing Survey No. 23/1, admeasuring 2.43 acres, situated at Village S. Basapura, Taluka Sandur and District Ballari and State Karnataka and bounded as follows:


On or towards EAST : Sy No 24& 25
On or towards WEST: Sy No 23/1 Remaining Land
On or towards SOUTH: Sy No 23/1 Remaining Land
On or towards NORTH: Sy No 23/1 Remaining Land

IN WITNESS WHEREOF the Parties have executed this Lease Deed on the date, month and year first above written.

<p>For and on behalf of Lessor</p> <p></p> <p>Name</p> <p>Witnesses</p> <p> S/o Parameshwara Vaddu</p>	<p>For and on behalf of Lessee For JINDAL EDUCATION TRUST</p> <p></p> <p>Name</p> <p>Witnesses</p> <p> Sudesh  Manjunath w/o. Th. Narayana</p>
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PRINCIPAL
Jindal Vidya Mandir
JSW Hill Side Township,
S. Basapur, Vaddu (P)-583123.
Tq. Sandur, Dist. Ballari, Karnataka


Manager
Jindal Vidya Mandir
JSW Hill Side Township,
S. Basapur, Vaddu (P)-583123.
Tq. Sandur, Dist. Ballari, Karnataka


SHAFTULLA
District Document Writer,
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