



**LEASE ADDENDUM**

This Addendum Deed is made this 18<sup>th</sup> day of December, 2021, between;

**Industrial Techno Manpower Supply And Services Private Limited**, a Company incorporated under the Companies Act, 1956, having its registered office at RH-1, Saravali, Near Khairaphat, Boisar - 401501 and having a Site office situated at Room No. 5, HSM 1 Old Lab, JSW Steel Limited premises, Vijayanagar Works at P.O. Vidyanagar, Ballari District - 583123, Karnataka represented by Ajay Kanth Jha (hereinafter referred to as the "**LESSOR**", which expression shall, unless repugnant to the context or meaning hereof, include its successors in title and assigns), of the **One Part**.

**AND**

**JSW Realty and Infrastructure Private Limited**, a Company incorporated under the Companies Act 1956, having its registered office at "JSW Centre", Bandra-Kurla Complex, Bandra (East), Mumbai 400 051 and having a place of business at Vijayanagar Works at P.O. Vidyanagar, Sandur Taluk, Ballari District-583275, Karnataka and site office at P.O. Vidyanagar, Sandur Taluk, Ballari District -- 583275, Karnataka, represented by T S Gouda (hereinafter referred to as "**LESSEE**" which expression shall, unless excluded by or repugnant to the context, be deemed to include its successors in title and assigns) of the **Other Part**.

Lessor and Lessee shall be collectively referred to as "Parties".

**RECITALS**

- (a) By a Deed of Lease dated 31.03.2016, registered as Document No. 2500/15-16 of Book 1 in the office of the Sub Registrar of Sandur, executed between the Lessor on the ONE PART and the Lessee on the OTHER PART (hereinafter referred to as "the **Principal Deed**") the Lessor has leased to Lessee land admeasuring 02.43 acres having 23/1 survey number situated at S. Basapura village, Sandur Taluk for a term of 29 years commencing from 15.01.2016.
- (b) The Parties now intend to amend the lease period in accordance with the terms and conditions mentioned in the Principal Deed.
- (c) As per clause 9 of the Principal Deed "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."

For INDUSTRIAL TECHNO MAN POWER SUPPLY AND SERVICES PVT. LTD.,

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 : 23-12-2021 02:50:38 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 2368

ಇದು ಸುಸ್ತು 2368/2-2  
ದಸ್ತಾವೇಜು 2 ನೆ ಪುಟ

ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಸೊಂಡೂರು

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಸಂಡೂರು ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 23-12-2021 ರಂದು 01:19:26 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	12150.00
2	ಸ್ಯಾನಿಂಗ್ ಫೀ	450.00
	ಒಟ್ಟು :	12600.00

ಶ್ರೀ M/S JSW Realty and Infrastructure Pvt Ltd ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S JSW Realty and Infrastructure Pvt Ltd			For INDUSTRIAL TECHNO MAN POW SUPPLY AND SERVICES PVT. LTD AUTHORISED SIGNATORY

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್  
ಸೊಂಡೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
1	M/S JSW Realty and Infrastructure Pvt Ltd . C/o - (ಬರೆದುಕೊಂಡವರು)			For INDUSTRIAL TECHNO MAN POW SUPPLY AND SERVICES PVT. LTD. AUTHORISED SIGNATORY
2	M/S Industrial Techo Manpower Supply And Svclces Pvt Ltd . (ಬರೆದುಕೊಂಡವರು)			For INDUSTRIAL TECHNO MAN POWER SUPPLY AND SERVICES PVT. LTD., AUTHORISED SIGNATORY

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್  
ಸೊಂಡೂರು

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



ಉಪನೋಂದಣಾಧಿಕಾರಿ  
 Registrar

**NOW THIS DEED WITNESSETH AS UNDER:-**

(1) That in the Principal Deed Clause 1. (Term) shall read as "In pursuance of this Lease Deed and in consideration of the rent hereby granted and the Lessee's covenants hereinafter mentioned, the Lessor hereby demise unto the Lessee the Scheduled Premises, together with right to undertake all the activity for development of the Project, for a period of ~~40~~ (Forty) years commencing from the 02.08.2021 ("the Lease Period"). On the expiry of the Lease Period hereby created and subject to the observance and performance of the covenants, conditions and stipulations herein contained and on its part to be observed and performed, the Lessee will have the option to renew the lease of the Scheduled Premises for a further period on such terms and conditions as mutually agreed to between the Parties, provided Lessee gives notice to the effect in writing of its intention to do so at least three calendar months before the termination of the present lease and renewable for a further period. The Parties shall however execute a fresh lease deed for the renewed term in case of exercise of the option of the Lessee on mutually agreed terms & conditions".

(2) Clause (b) of the WHEREAS at page one of the Principal Deed shall read as "The Lessee has approached the Lessor with a request to grant lease of the Schedule Premises along with structure standing thereon for educational purpose and the Lessor has agreed to provide the Schedule Premises on Lease Lessee for Educational Purpose on the terms and conditions set out herein.

(3) The Parties agree that within the Schedule Property an extent of 2.43 will be used of School building and remaining extent will be used for additional infrastructure facilities such as playground, park, interconnecting roads etc.

(4) Upon the execution of the present Deed it shall be treated as a part and parcel of the Principal Deed.

*N. P. S.*  
**PRINCIPAL**  
**Jindal Vidya Mandir**  
**S. Basapur, Vaddu (P)-583123,**  
**Tq. Sandur, Dist. Ballari, Karnataka**

*K. M. S.*  
**Manager**  
**Jindal Vidya Mandir**  
**S. Basapur, Vaddu (P)-583123.**  
**Tq. Sandur, Dist. Ballari, Karnataka**



*[Signature]*  
**Director/Authorised Signatory**  
**JSW Realty & Infrastructure (P) Ltd.,**

**For INDUSTRIAL TRADING AND SUPPLY AND SERVICES PVT. LTD.**  
*[Signature]*  
**AUTHORISED SIGNATORY**

ಗುರುತಿಸುವವರು

ಇದು ೧ ಸುತ್ತಲೂ ೨೩೬೮/೨-೨೨  
ದಸ್ತಾವೇಜು ೪ ನೆ ಪುಟ

ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಸೊಂಡೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	B Suresh S/o B Parameshwarappa Vaddu Village Sandur tq	
2	Rupesh S/o Dhasharat Rao 8TH WARD SANDUR	


ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ಸೊಂಡೂರು

  
1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು  
ನಂಬರ SNR-1-02368-2021-22 ಆಗಿ  
ಸಿ.ಡಿ. ನಂಬರ SNRD771 ನೇ ಧರಲ್ಲಿ  
ದಿನಾಂಕ 23-12-2021 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

  
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ (ಸೊಂಡೂರು)



Designed and Developed by C-DAC. ACTS. Pune

  
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

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

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 ದಸ್ತಾವೇಜಿನ ಅಂಶವಾಗಿ ಬಳಸಬಹುದು  
This sheet can be used for any document

ಚೆಲೆ : ರೂ. 2/-  
ಗಾ.ನೋಂದಣಾಧಿಕಾರಿ (GST EXTRA)

Signed for and on behalf of  
**[Industrial Techno Manpower Supply  
and Services Private Limited  
/Lessor]**  
  
For INDUSTRIAL TECHNO MAN POWER  
SUPPLY AND SERVICES PVT. LTD.,  
  
Name: [Signature]  
Title: **AUTHORISED SIGNATORY**  
  
In the presence of  
[Signature]  
Witnes

Signed for and on behalf of  
**[JSW Realty and Infrastructure  
Private Limited /Lessee]**  
  
JSW Realty & Infrastructure (P) Ltd.,  
  
[Signature]  
Director/Authorised Signatory  
  
Name:  
Title:  
  
In the presence of  
[Signature]

[Signature]  
**SHAFIULLA**  
District Document Writer,  
Licence No.36 / 2011-12  
SANDUR.

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

[Signature]  
**Manager**  
Jindal Vidya Mandir  
JSW Hill Side Township,  
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Tq. Sandur, Dist. Ballari, Karnataka

ಇದು 2368/21-22  
ಮಾನ್ಯವೇದನ 6 ನೆ ಪುಟ



ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಸೊಂಡೂರು

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 JSW Realty and Infrastructure Pvt Ltd , ಇವರು 60750.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚೆಲನ್	60750.00	Challan No CR1221003000739050 Rs.60750/- dated 23/Dec/2021
ಒಟ್ಟು :	60750.00	

ಸ್ಥಳ : ಸಂಡೂರು  
ದಿನಾಂಕ : 23/12/2021

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ  
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
(ಸಂಡೂರು)  
ಸೊಂಡೂರು

Designed and Developed by C- DAC Pune.

  
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