



This Addendum Deed is made this 22nd day of December, 2021, between;

**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 Shri T S Gouda (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**

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 Shri Kumar Swamy B (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".

**WHEREAS:**

(a) By a Deed of Lease dated 22.09.2021, registered as Document No. 1843/21-22 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 bearing Sy. No. 23/1 measuring 2.43 acres situated at S. Basapura village, Sandur Taluk for a term of Twenty Five (25) years commencing from 23.08.2021.

(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 8 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".

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

**For JINDAL EDUCATION TRUST**

(1) That in the Principal Deed Clause 1. (Term) shall read as "In pursuance of this

Lease Deed and in consideration **JSW Realty & Infrastructure (P) Ltd.,**

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

**Authorised Signatory**

Director/Authorised Signatory



Print Date & Time : 23-12-2021 03:13:58 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 2373

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಸಂಡೂರು ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 23-12-2021 ರಂದು 02:03:04 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಇದು ಶುಲ್ಕದ 2373/21-22  
ದಸ್ತಾವೇಜು ನ ಸುಟ  
ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಸೊಂಡೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	7000.00
2	ಸ್ಯಾನಿಂಗ್ ಫೀ	450.00
	ಒಟ್ಟು :	7450.00

ಶ್ರೀ M/S Jindal Education Trust ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

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

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ಸೊಂಡೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	M/S Jindal Education Trust . C/o (ಬರೆದುಕೊಂಡವರು)			 FOR JINDAL EDUCATION TRUST Authorised Signatory
2	M/S JSW Realty and Infrastructure Pvt Ltd . (ಬರೆದುಕೊಂಡವರು)			 Realty & Infrastructure (P) Ltd., Director/Authorised Signatory

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್

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

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ಸೊಂಡೂರು



ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಸಂಘದ ಅಧಿನಿಯಮ  
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ದಾಖಲೆಯು ಹಾಳೆ  
Document Sheet

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 ದಾಖಲೆಗೆ ಅಳವಡಿಸಬಹುದು  
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ಮುಸ್ತಕದ 2373/2022  
ನ ಪುಟ  
ಬೆಲೆ ರೂ. 2/-  
(GST EXTRA)  
ಅಳವಡಿಸಲಾಗಿದೆ

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 33 (Thirty Three) 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 to Lessee for Educational Purpose on the terms and conditions set out herein.

(3) Clause 2 (c) of the Principal Deed shall read as "The Lessor shall raise invoice on yearly basis".

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

(5) Save as aforesaid, all the terms, conditions and covenants set out in the Principal Deed dated 22.09.2021 shall continue to bind the parties hereto and operate to full effect, in the same manner.

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

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

For JINDAL EDUCATIONAL TRUST  
  
Authorised Signator

ಇದು 2373/21-22  
 ದಸ್ತಾವೇಜು ನೆ ಪಟ  
 4  
 ಉಪನೋಂದಣಾಧಿಕಾರಿ  
 ಸೊಂಡೂರು

ಗುರುತಿಸುವವರು

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

4  
 ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
 ಸೊಂಡೂರು



1 ನೇ ಪ್ರಸ್ತರದ ದಸ್ತಾವೇಜು  
 ನಂಬರ SNR-1-02373-2021-22 ಆಗಿ  
 ಸಿ.ಡಿ. ನಂಬರ SNRD771 ನೇ ಧರಲ್ಲಿ  
 ದಿನಾಂಕ 23-12-2021 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
 ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ಸಂಪೂರ್ಣ)  
 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.

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



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

ಈ ಹಾಲೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ಮಾನ್ಯತೆ  
ಮಾನ್ಯತೆ  
2373/21  
ಬೆಳೆ: ರೂ. 2/-  
(GST EXTRA)

ಇಲಾಖಾ ಅಧಿಕಾರಿ  
Inspector

<p>Signed for and on behalf of <b>[JSW Realty and Infrastructure Private Limited /Lessee]</b></p> <p>JSW Realty &amp; Infrastructure (P) Ltd.,</p> <p>Name: <u>Director/Authorised Signatory</u> Title:</p>	<p>Signed for and on behalf of <b>[Jindal Education Trust]</b></p> <p>FOR JINDAL EDUCATION TRUST</p> <p>Name: <u>Authorised Signatory</u> Title:</p>
<p>In the presence of</p> <p><u>[Signature]</u></p>	<p>In the presence of</p> <p><u>[Signature]</u></p>

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

[Signature]  
**PRINCIPAL**  
Jindal Vidya Mandir  
JSW Hill Side Township,  
S. Basapur, Vaddu (P)-583123.  
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[Signature]  
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ಇದು 2373/2022  
ದಾಖಲೆದಿನ 6 ನೆ ಪುಟ



ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಸೊಂಡೂರು

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 Jindal Education Trust , ಇವರು 22400.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚೆಲನ್	22400.00	Challan No CR1221003000739770 Rs.22400/- dated 23/Dec/2021
ಒಟ್ಟು :	22400.00	

ಸ್ಥಳ : ಸಂಡೂರು

ದಿನಾಂಕ : 23/12/2021

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

Designed and Developed by C- DAC Pune.

  
PRINCIPAL  
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