

## CERTIFICATE OF LAND

File No.

Date: 09/07/2024

Certified that the land measuring 8093.65 Sq Meter is owned by the **Mrs. Anuradha B. Hebbalatti** by way of Sale deed

It is further certified that owner of the land has leased the said land to **PRARTHANA EDUCATION SOCIETY** (Name of the School/Society/Trust/Company under Section 8 of companies Act, 2013) fully described in the schedule mentioned hereinafter with the following details for a period of 30 years from 12-03-2020 to 11-03-2050

SL	Particulars	Details
1.	Plot No. (s)/ Survey No. (s)/Khasra No. (s)/Khata No.(s)/Khatauni No.(s)	376/6
2.	Name of street/village, Sub Division, District and State	Jumanal, Vijayapur

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that **PRARTHANA PUBLIC SCHOOL, NEAR JUMANAL CROSS, VIJAYAPUR** (Name of the School with name of street, village, sub-division and district) run by name of **PRARTHANA EDUCATION SOCIETY** (Society / Trust /Company under Section 8 of companies Act, 2013) is located on the said plot of land.

## THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 8093.65 Sq Mtr (area of land in square meters) Situated in 376/6 [Plot No. (s)/Survey No.(s)/ Khasra No. (s)] at JUMANAL (name of street/village, sub division, district and state) and bounded as follows:

North : R.S No.376/5 Land  
 East : N.H.S.52 Road  
 West : R.S. No. 377 Road  
 South : Road

DM/ ADM/ SDM/ TEHSILDAR/ NAIB TEHSILDAR/ REGISTRAR/ SUB REGISTRAR/EQUIVALENT LAND AUTHORITY

(Stamp and Signature of the land authority)

TAHASILDAR VIJAYAPUR  
 (Name of Officer)

(Name of District)

# CERTIFICATE OF LAND

File No.: LND/CR/2/20/21

Date: 18/6/2020

Certified that land measuring 7790 sq meters situated in JUMANAL VILLAGE Survey No 376\*6 at .VIJAYAPUR RURAL, VIJAYAPUR DISTIRICT fully described in the schedule mentioned herein after, is owned by .Anuradha Hebbalatti in terms of PRARTHANA EDUCATION SOCIETY perpetual lease deed dated..12<sup>th</sup> march 2020 duly registered on 12-03-2020 at Serial No. 2370 in book no..01 volume no.BJD754 .on page.01.to.07.(complete details of registration) in the office of . Sub register, Vijayapur. it is certified that the said entire land comprises of a single plot of land.

It is further certified that the owner of the land has leased the said land to Smt Anuradha Hanamant Sarawad . vide lease deed dated...12-03-2020 duly registered on.12-03-2020. at Serial No..2370 in book no.01 volume no..BJD754. on page ..01...to.07 in the office of Sub register vijayapur district , Vijayapur. and the land is still in possession of the lessee.

It is further certifies that Prarthana Public School, Near Jumanal Cross Vijayapur. is located on the said plot of land.

## THE SCHEDULE OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 7790 (area of land in square meters) situated in 376/6.. [Plot No. (s)/Survey No.(s)/ Khatha No. (s)] at ..jumanal .. village, Vijayapur Tq , Vijayapur district and Karnataka Rstate and bounded as follows:


North..RS NO 376/5

East... NH 52 ROAD

West.....RS NO 377 LAND

South.....ROAD

TAHASILDAR, VIJAYAPURA

  
SECRETARY  
Prarthana Public School,  
VIJAYAPUR.

  
PRINCIPAL  
Prarthana Public School,  
VIJAYAPUR.

23700/2019-20

ದಸ್ತ ನಂಬರ: 23700

ಒಟ್ಟು ಪಾಪ ಸಂಖ್ಯೆ 7

ಈ ಪಾಪ ಸಂಖ್ಯೆ: 1

LEASE DEED

THE LEASE DEED is made and entered into at Bijapur on this 12-03-2020 by and between Smt. Anuradha Hanamant Sarawad wife of Hanamant Sarawad .Aged about 45 years residing at Vajra Hanuman Nagar Bijapur, Bijapur Dist, Karnataka state (herein after called the "LESSOR" which expression unless repugnant to the context shall mean be deemed to include her legal heirs, representatives and assigns ) of the FIRST PART

PRARTHANA EDUCATION SOCIETY (R) having registered at the district registration office Solapur Road Bijapur under the Society Registration Act :1960(Karnataka Act of 17 of 1060) Represented by its constitution Authority Sri Bimaray .S.kakhandaki herein after called the LESSEE which expression unless repugnant to the context shall mean be deemed to include his legal heirs representatives and assigns ) of the SECOND PART.

WHEREAS the Lessor is seized and possessed of or otherwise well and sufficiently entitled to an immovable property being land and bearing Survey No. 376/6 measuring about 2 acres (8093.65sq mts) situated at Jumanal village on Bijapur- Hubli Road District Karnataka State (herein after called the "SAID LAND") AND WHEREAS the Lessee is engaged in providing education services.

AND WHEREAS the Lessee has approached the Lessor requesting her to give on lease land property admeasuring about 2 acres (8093.65 sq mts ) for establishing a school /College on lease, subject to the following terms and conditions.

NOW THIS LEASE DEAD WITNEESETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER.

1.a) The Lessor hereby demises unto the lessee the demised premises for establishing a School/College for a period of 30 (thirty ) years commencing from 12-03-2020 with an option to renew the lease period for a further period as may be mutually agreed upon between the parties by entering into a fresh Lease Dead.

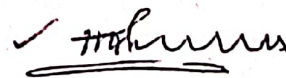
b) The Lessor shall co-operate with lessee in its securing/ obtaining adequate supply of electricity power and will sign all necessary documents/ application forms NOC to enable the Lessee to obtain electricity power and a separate electric meter for establishing a school/ College

c) The Lessor hereby permits the Lessee to construction a school/College Building according to CBSE requirements.

ಶಿಕ್ಷಣ ಸಂಸ್ಥೆ  
ವಿಜಯಪುರ



(1)



  
SECRETARY  
Prarthana Public School

PRINCIPAL  
Prarthana Public School,  
VIJAYAPUR.

ದಸ್ತ ಸಂಖ್ಯೆ: 23700

ಬಟ್ಟು ಪಾಸ ಸಂಖ್ಯೆ: 7

ಈ ಪಾಸ ಸಂಖ್ಯೆ: 2

ಶ್ರೀ.ನಿ.ಎ.ಆ

2. The Lessor hereby agrees

a) The Lessee is entitled to make necessary applications to the Jurisdictional competent authorities to obtain/ seek permission / license / Sanction / approvals/ clearances involved, if any connection with its establishing and thereafter operating the school/college administration in the demised premises and further confirms that he shall have no objection and shall extend full co-operation to the Lessee in issuing necessary NOC or signing the prescribed or required application to the Lessee in the regard.

b) That the Lessee shall be entitled to peacefully and quietly hold and enjoy the demised premises during the period of Lease without any eviction, disturbance or interruption by the Lessor or any persons claiming by from through under or in trust for the Lessee or otherwise howsoever.

c) that the Lessee shall be permitted to install advertisement hoarding / neon signboards etc. In the premises.

d) That the Lessee shall be permitted to available loan from any banks

3) The Lessee hereby agrees:

a) To pay the Lessor a Lease amount RS1.50,000/- (One Lakh Fifty Thousand ) for thirty years

b) Re pay prescribed charges towards electricity consumed as per in the bills is used by HESCOM and / or any other electric energy provider based on consumption as record in the separate meter installed in the name of the Lessee in the demised premises.

c) To use the demised premises only for the purpose of carrying Education activities of the Lessee and its nominees.

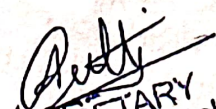
d) Not to assign sub -lease under-lease give or grant leave and license or induct any third party in the demised premises or any part thereof at any part thereof at any time without the prior written permission of the Lessor.

4) The Lessor hereby declares and confirms that the demised premises is free from all encumbrances, court litigations/ attachments and other charges/liens of whatsoever nature and the Lessor has good and clear title to the demised premises

5) In the event of the Lessor or disposing off selling, assigning and transferring the demised premises to any third party /ies , the Lessor shall give due intimation in writing to the Lessee.

(2)



  
SECRETARY  
Prarthana Public School,  
VIJAYAPUR.

  
PRINCIPAL  
Prarthana Public School,  
VIJAYAPUR.

ಆಸ್ತಿ ನಂಬರು: 23700  
ಹಿಟ್ಟು ಪಾಸ ಸಂಖ್ಯೆ: 7  
ಈ ಪಾಸ ನಂಬರು: 3  
20.09.2019

SCHEDULE


The land property bearing Survey No.376/6 admeasuring about 2 acres (8093.65sq mts) at Jumanal village on Bijapur-Hubli road Karnataka State.

- North by -- RS No 376/5 Land
- South by - Road
- East by -- NH 52 Road
- West by - RS No 377 Land

IN WITNESS WHEREOF, The parties hereto have hereunto set and subscribed their respective hands the day and year first herein above written.

Signed by the Lessor-

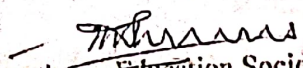
Smt. Anuradha Hanamant Sarawad

  
Smt. Anuradha Hanamant Sarawad  
Lessor

Signed by the Lessee, the Prarthana

Education Society (R)

Through its constituted Authority,


  
for Prarthana Education Society (R)



Constituted Authority

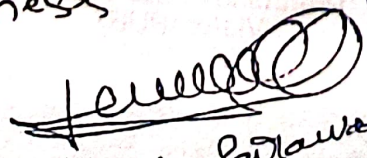
  
Sri Himaraya S kakhandaki

In the presence of

Witness

  
SECRETARY  
Prarthana Public  
VIJAYAPUR.

27   
Anand. in Sarawad  
  
PRINCIPAL  
Prarthana Public School,  
VIJAYAPUR.

1)   
P. Sarawad

Regd  
Bijap  
Dist

XXXXXXXXXXXX

Print Date & Time : 12-03-2020 02:10:30 PM

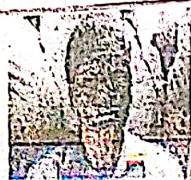

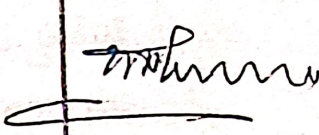
ಪ್ರಾಜೆಕ್ಟ್ ಸಂಖ್ಯೆ : 23700

ದಸ್ತ ನಂಬರ: 23760  
ಒಟ್ಟು ಪಾಸ ಪಂಚೆ: 7  
ಈ ಪಾಸ ಪರಬರ: 4  
ಹಿ.ಉ.ನೋ.ಅ

ಸೆನ್ಸ್ ರೆಜಿಸ್ಟ್ರಾರ್ ನಿರೀಕ್ಷಿಸಿದ ರವರ ಸೇವೆಯಲ್ಲಿ ದಿನಾಂಕ 12-03-2020 ರಿಂದ 01:58:35 PM ಗಳಿಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ



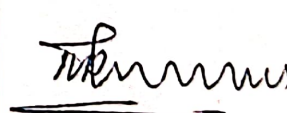


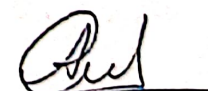
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	1200.00
2	ಪ್ರಾಜೆಕ್ಟ್ ಕೋ	200.00
	ಒಟ್ಟು	1400.00

ಶ್ರೀ PRARTHANA EDUCATION SOCIETY(R) represented by Bimaray S.Kakhandaki ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ನಾಮ	ಫೋಟೊ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ PRARTHANA EDUCATION SOCIETY (R) represented by Bimaray S.Kakhandaki			

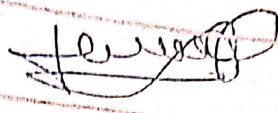
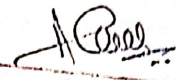
ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಹರಿಯ ಉಪನೋದಣಿ ಅಧಿಕಾರಿಗಾಗಿ  
ವಿಜಯಪುರ.


ಕ್ರಮ ಸಂಖ್ಯೆ	ನಾಮ	ಫೋಟೊ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
1	PRARTHANA EDUCATION SOCIETY(R) represented by Bimaray S.Kakhandaki. (ಬರೆದುಕೊಡುವರು)			
2	Anuradha Hanamani Sarawud. (ಬರೆದುಕೊಡುವವರು)			


ಹರಿಯ ಉಪನೋದಣಿ ಅಧಿಕಾರಿಗಾಗಿ  
ವಿಜಯಪುರ.

ನವರು

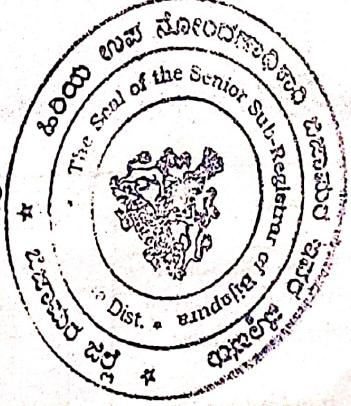
ಹವರು ಮತ್ತು ನಿಕಾಸ	
H.M.Sarawad R/o.Vijayapur	
A.M.Savalagi R/o.Vijayapur	
	
	


ದಸ್ತ ನಂಬರ: 23700  
 ಒಟ್ಟು ಪಾನ ಸಂಖ್ಯೆ: 7  
 ಸೇ ಪಾನ ಸಂಖ್ಯೆ: 5  
 ಸಿ.ಡಿ. ಸಂಖ್ಯೆ

  
 ಸಿ.ಡಿ. ಸಂಖ್ಯೆ  
 ಸಿ.ಡಿ. ಸಂಖ್ಯೆ ಅಧಿಕಾರಿಗಳು  
 ವಿಜಯಪುರ.



1 ನೇ ಪುಸ್ತಕದ ದಾಖಲೆ  
 ಸಂಖ್ಯೆ BIJ-1-23700-2019-20 ಆಗಿ  
 ಸಿ.ಡಿ. ಸಂಖ್ಯೆ BIJD754 ನೇ ಬಗ್ಗೆ  
 ದಿನಾಂಕ 12-03-2020 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



  
 ಸಿ.ಡಿ. ಸಂಖ್ಯೆ (ವಿಜಯಪುರ)

ಸಿ.ಡಿ. ಸಂಖ್ಯೆ  
 ಸಿ.ಡಿ. ಸಂಖ್ಯೆ  
 ಸಿ.ಡಿ. ಸಂಖ್ಯೆ

Developed by C-DAC, A.C.S., P.U.  
 ಸಿ.ಡಿ. ಸಂಖ್ಯೆ ಅಧಿಕಾರಿಗಳು  
 ವಿಜಯಪುರ.



  
**PRINCIPAL**  
 Prarthana Public School,  
 VIJAYAPUR.



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

ವಸ್ತು ನಂಟರ: 73700

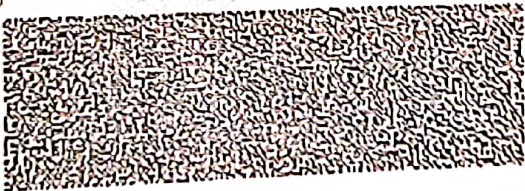
ಒಟ್ಟು ಪಾಸ ಪಂಪೆ: 7

ಈ ಪಾಸ ಪರಿಷರ: 6

Certificate No.  
 Certificate Issued Date  
 Account Reference  
 Unique Doc. Reference  
 Purchased by  
 Description of Document  
 Description  
 Consideration Price (Rs.)  
 First Party  
 Second Party  
 Stamp Duty Paid By  
 Stamp Duty Amount(Rs.)

: IN-KA27043522355774S  
 : 12-Mar-2020 11:39 AM  
 : NONACC (FI)/ kaksfcl08/ BIJAPUR  
 : SUBIN-KAKAKSFCL0864137052202239S  
 : A H SARWAD PRARTHANA EDUCATION SOCIETY  
 : Article 30 Lease of Immovable Property  
 : LEASE DEED  
 : 0  
 : (Zero)  
 : A H SARWAD PRARTHANA EDUCATION SOCIETY  
 : A H SARWAD  
 : A H SARWAD PRARTHANA EDUCATION SOCIETY  
 : 4,650  
 : (Four Thousand Six Hundred And Fifty only)


Self  
 Authorised Signatory  
 For Siddheshwari Sahakari  
 Sahakari Ltd. Branch, Vijayanagara



Please write or type below this line

23700  
 -----  
 15-20

  
**SECRETARY**  
 Prarthana Public School

  
**PRINCIPAL**  
 Prarthana Public School,  
 VIJAYAPUR.

Statute VI, 1998:  
 1. The authenticity of this Stamp Certificate should be verified at 'www.stampsonline.com'. Any discrepancy in the stamp certificate should be reported to the Controller of Stamps, Government of Karnataka.  
 2. The stamp certificate is valid only for the user of the certificate.  
 3. The stamp certificate is not valid for any other purpose.



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ PRARTHANA EDUCATION SOCIETY(R) represented by Elmaray S.Kakhandaki , ಇವರು  
4650 00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಮುದ್ರಾಂಕ ಹಾಗೂ ದಸ್ತ ನಂಬರ: 23700	4650.00	ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಇ-ಸ್ವಾಂಪ್ ನಂಬರ-IN-KA27843522355774S, ದ:12/03/2020
ಒಟ್ಟು ಪಾವನ ಸಂಖ್ಯೆ: 7 ಈ ಪಾವನ ಸಂಖ್ಯೆ: 7	ಒಟ್ಟು: 4650.00	

ಹಿ.ಉ.ನೋ.ಅ.

ಸ್ಥಳ : ಬಿಜಾಪುರ

ದಿನಾಂಕ: 12/03/2020

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ

ಓರಿಯ ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿಗಳು  
ವಿಜಯಪುರ.

Designed and Developed by C- DAC Pune.

PRINCIPAL  
Prarthana Public School,  
VIJAYAPUR.