


Bejai 7057/13/14

|  |  |                                  |
|--|--|----------------------------------|
| ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ<br>ಪ್ರದೇಶ ಸಿರಿಕ್ಷೆ ಕಂಠ 152 ಮುನೋಮು 2003<br>ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ. | <b>ಕರ್ನಾಟಕ ಸರ್ಕಾರ</b><br><b>Government of Karnataka</b>                        | ದಸ್ತಾವೇಜು ಹಾಳೆ<br>Document Sheet |
|                                       | <b>ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ</b><br><b>Registration and Stamps Department</b> | ಬೆಲೆ : ರೂ. 2/-                   |
| ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು<br>This sheet can be used for any document                                 |  |                                  |
| ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ<br>Date of execution  | ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.<br>Total stamp duty paid Rs.                 |                                  |

### TERM LEASE DEED

THIS DEED OF LEASE is entered into by and between:-

M/s.KUNIL ACADEMY, having its office at  
Kunil Complex, Bendoorwell, MANGALORE-  
575 002, represented by its President  
Dr.FAKHRUDDIN KUNIL, aged about 69 years,  
S/o late Haji P.K. Mohammed, residing at  
'Kunil House' Kadri Hills, behind Deer Park,  
Bejai P.O., MANGALORE- 575 004.

hereinafter referred to as the "LESSOR" of the one part;

A N D

M/s.KUNIL ILMU ACADEMY, represented by its  
vice president Mrs.ZUBAIDA KUNIL, aged about  
56 years, W/o Dr.Fakhruddin Kunil, residing at  
Kunil House, Kadri Hills, behind Deer Park,  
Bejai P.O., MANGALORE - 575 004.

hereinafter referred to as "LESSEE" of the other part;



MANAGER  
KUNIL ILMU ACADEMY  
RAHMAN NAGAR, NATEKAL  
MANJANADY VILLAGE  
MANGALORE - 574 199

Ms. PUSHPALATHA  
PRINCIPAL  
KUNIL ILMU ACADEMY  
Aff. No:830533, School Code: 45460  
Rahaman Nagar Natekal, Assaigoli Post  
Manjanady Village, Mangalore - 574199  
Dakshina Kannaada, fmkunil@gmail.com  
Mob: 9746805070







The expressions "LESSOR" & "LESSEE" shall mean and include their respective heirs, executors, administrators, assignees and representatives-in-interest;

**WITNESSETH AS FOLLOWS:-**

WHEREAS, the LESSOR is in possession and enjoyment of the non-agricultural immovable property, morefully described in the schedule herebelow, hereinafter referred to as the SCHEDULE PROPERTY, they having acquired the same from Rehman Masjid on term Lease for a period of 50 years, as per the terms of Lease Deed dated 01-02-2013, registered as Doct. No.MGT-1-03511/2013-14, entered in C.D. No.MGTD 260 of Book 1, on the file of the Sub-Registrar, Mangalore Taluk.

AND WHEREAS, as per the terms of the said Lease Deed, the LESSOR is entitled to sublet the schedule property to any prospective tenants, subject to the terms and conditions of the aforesaid Lease Deed.

AND WHEREAS, the LESSEE herein is desirous of establishing and running Educational Institution to impart education and as such on the lookout for the suitable property for the same.

AND WHEREAS, the LESSEE has approached the LESSOR and requested them to let out the schedule property on term lease, so as to enable them to establish and run the educational institution for which the LESSOR has agreed upon the various terms and conditions.

AND WHEREAS, the various terms and conditions in this regard have been mutually discussed and are agreed to between the parties.

**NOW THEREFORE, THIS AGREEMENT OF LEASE IS ENTERED INTO AND WITNESSETH AS FOLLOWS:-**

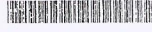
1. In consideration of the LESSEE agreeing and undertaking to pay to the LESSOR monthly rental at the rate of Rs.45,000/- (Rupees Forty Five Thousand) only payable, in the manner hereinafter set

*[Signature]*  
MANAGER  
KUNIL ILMU ACADEMY  
RAHMAN NAGAR, NATEKAL  
ASSAIGOLI POST, MANJANADY VILLAGE  
MANGALORE - 574 199

*[Signature]*  
MS. PUSHPALATHA  
PRINCIPAL  
KUNIL ILMU ACADEMY  
Aff. No: 830533, School Code: 45460  
Rahaman Nagar, Natekal, Assaigoli Post  
Manjanady Village, Mangalore  
Manjanna Kannada, Imkum  
Mob: 9746805000







Print Date & Time : 16-11-2013 11:50:19 AM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 7057

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಮಂಗಳೂರು ತಾಲೂಕು ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 16-11-2013 ರಂದು 11:37:11 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ           | ರೂ. ಪೈ  |
|-------------|----------------|---------|
| 1           | ಮೋದನ ಶುಲ್ಕ     | 2700.00 |
| 2           | ಸ್ಯಾನಿಂಗ್ ಫೀ   | 280.00  |
| 3           | ಪರಿಶೋಧನಾ ಶುಲ್ಕ | 35.00   |
|             | ಒಟ್ಟು          | 3015.00 |

ಶ್ರೀ ಮೆಸಸ್ ಕುನಿಲ್ ಇಲ್ಯು ಅಕಾಡೆಮಿ ಇದರ ವೈಸ್ ಪ್ರೆಸಿಡೆಂಟ್ ರುಬ್ಬಿದ ಕುನಿಲ್ ಕೋ.ಂ. ಡಾ. ಫತ್ತುರ್ದೀನ್ ಕುನಿಲ್ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

| ಹೆಸರು  | ಫೋಟೋ | ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು | ಸಹಿ |
|--|------|------------------|-----|
| ಶ್ರೀ ಮೆಸಸ್ ಕುನಿಲ್ ಇಲ್ಯು ಅಕಾಡೆಮಿ ಇದರ ವೈಸ್ ಪ್ರೆಸಿಡೆಂಟ್ ರುಬ್ಬಿದ ಕುನಿಲ್ ಕೋ.ಂ. ಡಾ. ಫತ್ತುರ್ದೀನ್ ಕುನಿಲ್ |      |                  |     |

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪುರುತ್ತಾರೆ

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್  
ಮಂಗಳೂರು ತಾಲೂಕು

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು  | ಫೋಟೋ | ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು | ಸಹಿ |
|-------------|--|------|------------------|-----|
| 1           | ಮೆಸಸ್ ಕುನಿಲ್ ಇಲ್ಯು ಅಕಾಡೆಮಿ ಇದರ ವೈಸ್ ಪ್ರೆಸಿಡೆಂಟ್ ರುಬ್ಬಿದ ಕುನಿಲ್ ಕೋ.ಂ. ಡಾ. ಫತ್ತುರ್ದೀನ್ ಕುನಿಲ್ (ಬರೆದುಕೊಂಡವರು)     |      |                  |     |
| 2           | ಮೆಸಸ್ ಕುನಿಲ್ ಅಕಾಡೆಮಿ ಇದರ ವೈಸ್ ಪ್ರೆಸಿಡೆಂಟ್ ಡಾ. ಫತ್ತುರ್ದೀನ್ ಕುನಿಲ್, ನಿನ್ ದಿ. ಹಾಜಿ ಪಿ.ಕೆ. ಮೊಹಮ್ಮದ್ (ಬರೆದುಕೊಂಡವರು) |      |                  |     |

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್  
ಮಂಗಳೂರು ತಾಲೂಕು

**MANAGER**  
**KUNIL-ILMU ACADEMY**  
RAHAMAN NAGAR, NATEKAL  
ST. MANJANADY VILLAGE  
MANGALORE - 574 199  
MOB: 974199

**MS. PUSHPALATHA**  
**PRINCIPAL**  
**KUNIL-ILMU ACADEMY**  
Aff. No: 830533, School Code: 45460  
Rahaman Nagar, Natekal, Assaigoli Post  
Manjanady Village, Mangalore - 574199  
Dakshina Kannada, kunnill@gmail.com  
Mob: 974199

**NOTARY PUBLIC**  
MANGALORE  
REVENUE  
TALUK  
LAW 8  
LCL 2011  
GOVT. OF KARNATAKA



out and of covenants of the LESSEE hereinafter contained the LESSOR do hereby grant, demise and lease out unto the LESSEE the immovable property morefully described in the schedule herebelow to be held and enjoyed by the LESSEE for a period of 25 years.

2. The lease deemed to have commenced from 11-02-2013 and the LESSEE shall pay the said rent regularly by the end of every English Calendar month or by 5<sup>th</sup> of every succeeding month and obtain proper receipt from the LESSOR.

3. The LESSEE shall use the Schedule Property only for running their educational institution purpose and the Schedule Property shall not be used for any other purpose without the written permission of the LESSOR. The LESSEE shall obtain necessary licence from the concerned authority for establishing educational institution in the schedule Property.

4. The LESSEE shall be entitled to Develop/ construct building or buildings in the schedule property and /or to effect such improvements or developments as they deems fit, without any objection from the LESSOR and for the said purpose the LESSEE is duly authorised and permitted to obtain all necessary licence/ sanctions/ permissions from the concerned authorities and obtain electricity, water and such other services from the concerned authorities.

5. The LESSEE shall construct the building as per the approved plan at their own cost and shall vacate all the buildings as it is, after the expiry of this lease period or extended period of lease.



6. The LESSEE shall pay all land and building tax to the concerned authorities from time to time and shall clear all the taxes which are payable to Government before expiry of the lease period.

**KUNIL ILMU ACADEMY**  
RAHMAN NAGAR, NATEKAL  
ASSAIGOLI POST, MANJANADY VILLAGE  
MANGALORE - 574 199


**Ms. PUSHPALATHA**  
**PRINCIPAL**  
**KUNIL ILMU ACADEMY**  
Aff. No: 50533, School Code: 45460  
Rahman Nagar, Natekal, Assaigoli Post  
Manjanady Village Mangalore - 574199  
Kishore Kannada: inkunil@gmail.com  
Mobile: 9740306070






|                |  |   |
|----------------|--|---|
| ಕ್ರಮ<br>ಸಂಖ್ಯೆ | ಹೆಸರು ಮತ್ತು ವಿಳಾಸ  | ಸಹಿ<br>ಮುದ್ರೆ   |
| 1              | ಕೃಷ್ಣಪ್ಪ ಬೆನ್ ಬಾಬು ಮೇಲ್ವಿ<br>ಕನ್ನಿ ಕುಲ್ಕರ್ಣಿ ಮಂಗಳೂರು       |  |
| 2              | ಅಕ್ಷಯ್ ಶೆಟ್ಟಿ<br>ಕೇ.ಎಂ. ಎಸ್. ಅಬ್ದುಲ್ ಅಜೀಜ್ ವಸೀಲರು, ಮಂಗಳೂರು |  |

ಮುಖ್ಯಮಂತ್ರಿಗಳು  
ಮಾನ್ಯ ಸಚಿವರು

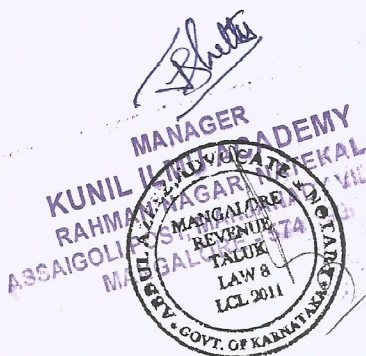
  
1 ನೇ ಪ್ರಸ್ತುತದ ಬಸ್ತಾವೇಷು  
ನಂಬರ MGT-1-07057-2013-14 ಆಗಿ  
ಪಿ.ಡಿ. ನಂಬರ MGTD272 ನೇ ಧರಲ್ಲಿ  
ದಿನಾಂಕ 16-11-2013 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

  
ಪ್ರ. ಎಸ್. ರಾಮಚಂದ್ರನ್  
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ಮಂಗಳೂರು ತಾಲೂಕ್) 16/11/13

Designed and Developed by C-DAC, ACTS, Pune



**Ms. PUSHPALATHA**  
**PRINCIPAL**  
**KUNIL ILMU ACADEMY**  
Aff. No:830533, School Code: 45460  
Rahaman Nagar, Natekal, Assaigoli Post  
Manjanady Village, Mangalore - 574199  
Dakshina Kannada, fmkunil@gmail.com  
Mob: 9746805070





7. The LESSEE shall obtain the electricity sanction and connections at their own cost and they shall deposit all the amount which may be required to deposit for MESCOM or the concerned authorities. The said amount shall be entitled to be collected by the LESSEE at the time of termination from the respective department.
8. That the LESSOR shall not in any way be liable for any loss or damage to the goods, materials or any other property belonging to the LESSEE caused by fire tempest, flood, civil commotion, riot, theft, robbery or any cause whatsoever.
9. That the LESSEE shall not use Schedule property for any immoral purposes.
10. After the expiry of this lease period of 25 years, this lease could be renewed for the further period of 25 years on the revised terms and conditions subject to enhancement of rent to be mutually agreed by the Parties.
11. The Jurisdiction for any legal proceedings shall be in the courts of Mangalore only.
12. The LESSEE shall not carry on any activities so as to contravene the terms and conditions of the original agreement for lease between the LESSOR and REHMAN MASJID.
13. The SCHEDULE PROPERTY has been converted for the non-agricultural use under the provisions of the Karnataka Land Revenue Act, as per the Endorsement of the Tahsildar, Mangalore Taluk, in Ref. No.ADIS.LNA.CR/832/2012-13 dated 04-12-2012.

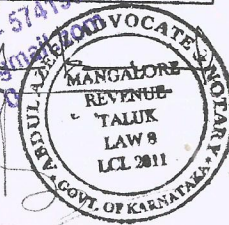
**SCHEDULE**  
**DESCRIPTION OF THE PROPERTY**

IMMOVABLE PROPERTY, situated in No.176 Manjanady village of Mangalore Taluk and within the registration Sub-District of Mangalore Taluk and comprised in :-

| S.No.                            | KISSAN    | EXTENT     |
|----------------------------------|-----------|------------|
| 110 (Part)<br>(As per RTC 110-2) | Converted | 4C<br>3.00 |

KUNIL ILMU ACADEMY  
RAHMAN NAGAR, NATEKAL  
ASSAIGOLI POST, MANJANADY VILLAGE  
MANGALORE - 574 199

KUNIL ILMU ACADEMY  
Aff. No: 830533, School Code: 45643  
Rahaman Nagar, Natekal, Assaigoli Post  
Manjanady Village, Mangalore - 574 199  
Dakshina Kannada, frnkunil@gmail.com  
Mob: 9746305070






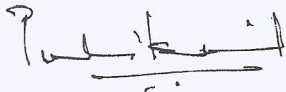
:5:

**BOUNDARIES :-**

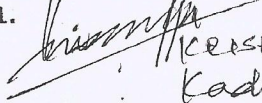
North : Portion of the Sy. No.109.  
South : Survey Line.  
West : Survey Line and portion of the same Sy. No.  
East : Survey Line.

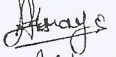
IN WITNESS WHEREOF, the PARTIES hereto have set and subscribed their respective hands on this 16<sup>th</sup> day of NOVEMBER 2013 at MANGALORE.

  
LESSOR

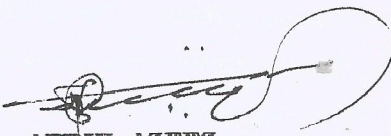
  
LESSEE

**WITNESSES:**

1.   
KESHAMPAS.  
Kadri Hills.  
M' lre. 4 -

2.   
Ashaya Shetty  
C/o Abdul Azeez.  
Advocate & Notary  
Mangalore.

Drafted by:-

  
ABDUL AZEEZ  
ADVOCATE & NOTARY  
MANGALORE.

TRUE COPY

NOTARY  
MANGALORE

NOTARIAL REGISTER NO. 4536/2013  
18/11/2013



18/11/2013  
Ms. PUSHPALATHA  
PRINCIPAL  
KUNIL ILMU ACADEMY  
At. No. 30233, School Code: 45460  
Rahman Natekal, Natekal, Assaigoli Post  
Manjandav, Mangalore - 574199  
Dakshina Kannada  
Since the Notary Stamp is  
of the same is  
Affixed