

①. NO/- 2785/26-27

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು 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 ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

LEASE DEED

This lease deed made and executed on the 14th August 2026

between Smt. Anusha. M W/o Anjana Reddy age: 37 Yrs., (Adhar No. 7741 7569 8403 Cell No. 9008095019) Occ: House Wife, R/o Gudadinni Comp, Tq. Sirwar, Dist. Raichur., hereinafter called "THE LESSOR" (which expression shall unless the context otherwise required be deemed to include their respective heirs, executer, Administrators and assigns) of the One part.

AND

S.V.S. EDUCATIONAL AND CHARITABLE TRUST (R)

Registered document No. 65 / 2025 - 26 dated 06-03-2026 Represented by its Managing Secretary Sri. ANJANA REDDY M. S/o TIRUPATHI REDDY M, age: 40 Yrs, Tq. Manvi, Dist. Raichur, (Adhar No. xxxx xxxx 9727 Cell No. 9742480092) herein after called "THE LESSE" (which expression shall unless the context otherwise required to be deemed to include its successors and assigns and under LESSE's and agents) of the Other part.

Whereas the LESSOR is the owner and physical possessor of N.A. land bearing Sy. No. 68 /* / 5 measuring Acr. 02 - 30 Gun. its TMC No. 1-1-8 / 68 / 5 / 1 property ID No. 8140897612 of Manvi Town, Tq. Manvi, Dist. Raichur, this open plots, more particularly described in the schedule here to.

LESSOR

M. Anusha
M. Anusha

MANAGER
SVS OXFORD CENTRAL SCHOOL
Opp: Vijay Hotel, SVS Colony,
Raichur Road, **MANVI-584123**

LESSE

PRINCIPAL
SVS OXFORD CENTRAL SCHOOL
Opp: Vijay Hotel, SVS Colony,
Raichur Road, **MANVI-584123**

02 2785
26-77



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Smt.ಶ್ರೀಮತಿ ಅನುಷಾ ಎಮ್ W/o ಎಮ್ ಅಂಜನರೆಡ್ಡಿ ಇವರು ₹4,800.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	4,800.00	Online Challan Reference Number RG0826000031387512 Dated:17/08/2026
Total:	4,800.00	

ಸ್ಥಳ : ಮಾನ್ವಿ

ದಿನಾಂಕ: 17/08/2026

ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಮಾನ್ವಿ ಜಿ|| ರಾಯಚೂರು

M. Anurag

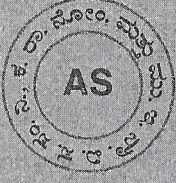
MANAGER
SVS OXFORD CENTRAL SCHOOL
Opp: Vijay Hotel, SVS Colony,
Raichur Road, MANVI-584123

PRINCIPAL
SVS OXFORD CENTRAL SCHOOL
Opp: Vijay Hotel, SVS Colony,
Raichur Road, MANVI-584123

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ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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28-77

And whereas the LESSOR has agreed to grant a lease of the said complete N.A. land to the LESSEE on the terms and conditions. Hereinafter specified for the purpose of the LESSEE's business and for the purpose of running the School using the said land and premises as School and playing ground for students AND WHEREAS the parties hereto have agreed to obtain/obtained the permission from the Statutory Authorities and Local Authorities and all other Purposes and for the purpose of running the school. whatsoever TO HOLD UNTO the LESSEE for a term Not exceeding 30 years (Thirty years) commencing from 14-08-2026 but renewable and determinable as hereinafter provided yielding and paying therefore during the said terms a monthly rent at the rate hereinafter reserved payable by regular monthly payments on the tenth day of each and every month and also on the determination of the said term during any month then paying the proportionate part of that month's rent in respect of the portion of the month so elapsed at the time of determination and upon the condition of the performance and observed of the covenants and conditions on the part of LESSEE hereinafter contained AND THIS INDENTURE FURTHER WITNESSETH:

a) That the LESSEE shall during the terms of this lease pay to the LESSOR the monthly rent of Rs. 10,000/- (Rupees Ten Thousand Only) with escalation of 10% every for 10 years as rent upon the conditions and in the manner aforesaid for a period of this lease.

LESSOR

M. Anurag M. Anurag

MANAGER

SVS OXFORD CENTRAL SCHOOL
Opp: Vijay Hotel, SVS Colony,
Raichur Road, MANVI-584123

LESSEE

Principal

SVS OXFORD CENTRAL SCHOOL
Opp: Vijay Hotel, SVS Colony,
Raichur Road, MANVI-584123

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it shall be paid for the period as detailed hereunder:

Year / period	Rent payable per Month	Total payable during the period
First 10 Years	Rs. 10,000/-	Rs.12,00,000/-
Second 10 years	Rs. 11,000/-	Rs. 13,20,000/-
Third 10 years	Rs. 12,100/-	Rs. 14,52,000/-
Total for Thirty years leas amount Rs		Rs. 39,72,000/-

The above-mentioned rentals are excluding GST which shall be payable by the LESSOR to the Government of India. The same would be reimbursed to the LESSOR by the LESSEE on submission of payment of such original receipts. The LESSEE has not paid any advance amount to the LESSOR.

b) That the LESSEE shall not be liable to pay and discharge any Municipality or other rates, charges, taxes assessments, dues and outgoings which now or may at any time hereafter during the continuance of the said terms be imposed, assessed and charged on the demised premises of occupier in respect thereof the end and intent being that the monthly rent herein above reserved in gross i.e., inclusive of all other payment except as may have expressly been provided otherwise hereunder.

II. The LESSOR do and each of them so as to bind their respective heirs, executors, administrators and assigns both hereby covenant with the LESSEE as follows:

LESSOR

M. Anusha M. Anusha

MANAGER
SVS OXFORD CENTRAL SCHOOL
Opp: Vijay Hotel, SVS Colony,
Raichur Road, MANVI-584123

LESSE

PRINCIPAL
SVS OXFORD CENTRAL SCHOOL
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Nature of Document	Sub-Article	Imported
Lease of immovable property	30 (1)(7) Lease of immovable property exceeding 20 year and not exceeding 30 years	eAASHTI

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- MNV-1-02785-2026-27

ಮಾನ್ಯ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 17/08/2026 ರಂದು 02:32:28 ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	800.00
2	ಸೇವಾ ಶುಲ್ಕ	500.00
	ಒಟ್ಟು	1,300.00

Smt.ಶ್ರೀಮತಿ ಅನುಷಾ ಎಮ್ W/o ಎಮ್ ಅಂಜನರೆಡ್ಡಿ ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Smt.ಶ್ರೀಮತಿ ಅನುಷಾ ಎಮ್ W/o, ಎಮ್ ಅಂಜನರೆಡ್ಡಿ , 37, Resident of: #00, GUDADINNI CAMP, SIRWAR, RAICHUR, KARNATAKA - 584123 (Presenter)		 Left Thumb	M. Anusha

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಮಾನ್ಯ ವಿ. ಜಿ. ರಾಯಚೂರು

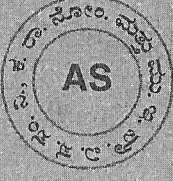
ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	S V S EDUCATIONAL AND CHARITABLE TRUST (R) MANVI is Rep. by Sri. Anjana Reddy M, , 0, Resident of: , MANVI, Manvi, RAICHUR, KARNATAKA - 584123 (Claimant)		 Left Thumb	
2	Smt.ಶ್ರೀಮತಿ ಅನುಷಾ ಎಮ್ W/o ಎಮ್ ಅಂಜನರೆಡ್ಡಿ, , 37, Resident of: #00, GUDADINNI CAMP, SIRWAR, RAICHUR, KARNATAKA - 584123 (Executant)		 Left Thumb	M. Anusha

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76-77

) That the LESSEE shall be entitled to carry out such additions, erections and alterations to the demised premises or any part thereof either externally or internally as may be necessary for the purpose of the work business of the LESSEE subject however to the Municipality/other Authority bylaws and other statutory rules and regulations for the time being in force.

b) That the LESSEE shall also be entitled and be at liberty to affix, place or display its name board, sign boards, advertisement boards of any nature whatsoever in relation to the business of the LESSEE.

c) The LESSEE shall also be entitled to excavate, dig or break open the surface of any part of the demised premises at any time during or after the expiration of the term hereby granted and to remove any stone, sand, gravel, clay, earth or other material there from for the purpose of erecting, laying, maintaining and/or removing storage tanks, containers, receptacles and other erections or installations for the purpose of the business of the LESSEE or any other person.

III. AND IT IS HEREBY AGREED AND DECLARED by and between the parties hereto as follows:

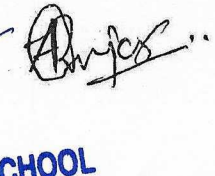
LESSOR

M. Anusha

M. Anusha

MANAGER
SVS OXFORD CENTRAL SCHOOL
Opp: Vijay Hotel, SVS Colony,
Raichur Road, MANVI-584123

LESSE

PRINCIPAL
SVS OXFORD CENTRAL SCHOOL
Opp: Vijay Hotel, SVS Colony,
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07 ಸುಟದ ದಸ್ತಾವೇಜ್ ನಂಬರ್ 2785
ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	BASAVARAJ S/o SUDEER KUMAR (Identifier)	,DEVADURGA, Devadurga, RAICHUR, KARNATAKA - 584126	<i>Karav</i>
2	SURENDRA REDDY S/o SHESHAREDDY (Identifier)	,RAJALADINNI, Manvi, RAICHUR, KARNATAKA - 584123	<i>Reddy</i>

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಮಾನ್ಯ ಜಿ|| ರಾಯಚೂರು

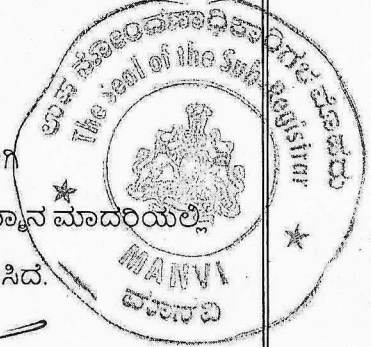


1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ MNV-1-02785-2026-27 ಆಗಿ
ದಿನಾಂಕ 17/08/2026 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ
ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ರಾಯಚೂರು (ಮಾನಿ.)

ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಮಾನ್ಯ ಜಿ|| ರಾಯಚೂರು

17/8/2026



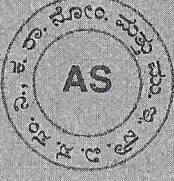
M. Anusha
MANAGER
SVS OXFORD CENTRAL SCHOOL
Opp: Vijay Hotel, SVS Colony,
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[Signature]
PRINCIPAL
SVS OXFORD CENTRAL SCHOOL
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a) Notwithstanding anything herein contained to the contrary the LESSEE shall be entitled to determine these presents by three months previous notice in writing to the LESSOR and in the event of the lease being determined as aforesaid these presents shall come to an end and the LESSOR shall not be entitled to claim any compensation whatsoever from the LESSEE for such earlier determination and the LESSEE shall be entitled to remove and take away all the buildings, structures, fixtures, fittings, and items mentioned herein at the expiration or sooner determination of the terms hereby granted or within six months thereof without any objection on the part of the LESSOR or any of them or any person or persons claiming through or under any of them.

b) The LESSEE shall be entitled to erect high boundary walls of cement or bricks on all or any of the sides of the demised premises so as to divide the demised premises from the adjacent properties or any of them.

c) Any dispute and/or difference of any nature what so ever or regarding any right or liability act, omission on account of any of the parties hereto arising out of or in relation to this agreement shall be referred to the sole arbitrator. It is known to the parties to the Agreement.

d) For ingress and egress to the schedule property and the LESSOR should not part with the possession of the same to any third person or for his own use and should not claim any rights over it at any time, as the same is exclusively for the use of the LESSEE.

LESSOR

M. Anusha
MANAGER
SVS OXFORD CENTRAL SCHOOL
Opp: Vijay Hotel, SVS Colony,
Raichur Road, MANVI-584123

PRINCIPAL

SVS OXFORD CENTRAL SCHOOL
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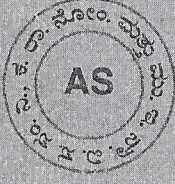
LESSEE

[Signature]

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
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09 2785
ದಸ್ತಾವೇಜು ನಂಬರ್
36-17

AND IT IS LASTLY AGREED BY and between the parties
hereto that the stamp and registration charges and all costs and expenses of
these presets thereof will be borne and paid by LESSEE and shall pay of
own respective lawyer's costs.

IN WITNESS WHEREOF the LESSOR and the duly
constituted attorney of the LESSEE have respectively hereunto set and
subscribed their hands and seals the day and year hereinabove written.

SCHEDULE OF PROPERTY

Sy. No. 68/*/5 measuring Acr. 02-30 Gunt. its TMC No. 1-1-
8/68/5/1 property ID No. 8140897612 Meag. East x West 58.5217.
North x South 157.3537 Total Meag. 8623.3840 of Manvi Town, Tq.
Manvi, Dist. Raichur, Bounded by,

East : Land Of Nagaraja Sy. No. 68/2

West : Land of Prahlad Sy.No. 68/6

North: 12 miter Road.

South : 12 miter Road.

LESSOR

M. Anusha

LESSEE

Principal
SVS OXFORD CENTRAL SCHOOL

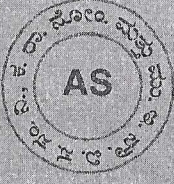
M. Anusha
MANAGER
SVS OXFORD CENTRAL SCHOOL
Opp: Vijay Hotel, SVS Colony,
Raichur Road, MANVI-584123

PRINCIPAL
SVS OXFORD CENTRAL SCHOOL
Opp: Vijay Hotel, SVS Colony,
Raichur Road, MANVI-584123

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು 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 ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

10 2785
ಮುದ್ರದ ದಸ್ತಾವೇಜು ನಂಬರ್

IN WITNESS WHEREOF the parties hereto have signed
this Deed with the seal and signatures on this day at Manvi.

WITNESS:-

[Signature]

1. Bavaraja S/o Sudeer kumar
R/o Devadurga

[Signature]

2. Surandra Raddy S/o Shesha Raddy
R/o Rajaladinni Village

LESSOR

M. Anusha
Smt. Smt. Anusha. M
W/o Anjana Reddy

LESSEE

[Signature]
Anjana Reddy M.
S/o Tirupathi Reddy M

Drafted by,

[Signature]

S.Q. Rizwan,
Advocate Manvi.

M. Anusha

MANAGER

SVS OXFORD CENTRAL SCHOOL
Opp: Vijay Hotel, SVS Colony,
Raichur Road, MANVI-584123

[Signature]

PRINCIPAL

SVS OXFORD CENTRAL SCHOOL
Opp: Vijay Hotel, SVS Colony,
Raichur Road, MANVI-584123