सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 200

e-Stamp

Certificate No.	:	**IN-KA20308086587023T**
Certificate Issued Date	:	01-Oct-2021 04:21 PM
Account Reference	:	NONACC (FI)/ kagcsl08/ SHIVAJINAGAR4/ KA-BA
Unique Doc. Reference	:	SUBIN-KAKAGCSL0896091448390431T
Purchased by	:	BROAD VISION EDUCATIONAL AND WELFARE TRUST
Description of Document	:	Article 30 Lease of Immovable Property
Description	:	RENTAL AGREEMENT
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	DECCAN RE ROLLING MILLS
Second Party	:	BROAD VISION EDUCATIONAL AND WELFARE TRUST
Stamp Duty Paid By	:	BROAD VISION EDUCATIONAL AND WELFARE TRUST
Stamp Duty Amount(Rs.)	:	200 (Two Hundred only)

SEVA KENDRA SHIVAJINAGAR BRANCH Authorized Signatory

NOTARY DR. R.S. VIJAY BANGALORE Reg. No 5356 GOVT OF INDIA

Please write or type below this line

SUPPLEMENT LEASE DEED

THIS DEED OF LEASE is made and executed on this 01ST day of October, Two Thousand and Twenty One (01/ 10 /2021) at Bangalore;

BETWEEN:

M/s THE DECCAN RE-ROLLING MILLS
No.29/B, Hennur Village, Kasaba Hobli,

For Deccan Re Rolling Mill

Partner

Andaleeb Tuba

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Bangalore-560043,
Represented by its managing partner Mr.ATHIQUE AHMED,

(hereinafter called the **"Lessor"**, which expression, where the context admits, shall include his heirs, representatives, executors and administrators), of the ONE PART;

AND IN FAVOUR OF:

M/S BROAD VISION EDUCATIONAL AND WELFARE TRUST" (Reg),
Represented by its President, Ms. ANDALEEB TUBA,
Situated at No.B7,B8 *& B9, Gem Plaza ,
Infantry Road, Bangalore – 560001,

Hereinafter referred to as the **'LESSEES'** (Which expression shall, wherever the context so requre include and mean its successors in internet and title, partner, heirs, legal representative, executor, administrator, assigns etc.,) of the OTHER PART.

This supplement lease deed is in continuation of the lease deed dated 30/10/2019, executed before the office of the sub registrar gandhinagar, registered as document no 3760/ 19 – 20, stored in BK-I, Cd no. GAND554.

WHEREAS, the Lessor is the owner of the **M/s .The Deccan RE-Rolling Mills, Bearing old Sy.No.29/3 and resurvey numbers as Sy.No 29/3B, Measuring 1 Acre 25 Guntas ,BBMP Khatha No.736/29/3B Situated at Hennur Village ,Bengaluru North Taluk ,Bengaluru,** which is property id morefully described in the schedule and hereinafter called as Schedule A Property.

Whereas originally the Schedule A Property was acquired by Mr.Shavak Irani under a sale Deed Dated 29/06/1972, vide document no.1677/1972-73, Book – I, Volume No.2816, Pages: 229 – 233, for valuable sale consideration and subsequent thereto the said owner Mr.Shavak Irani, Converted the property from agriculture to Non agriculture industrial purpose vide order No.B.DIS.ALN.SR.6543/75 – 76, Dated 11/12/1973, issued by the Special Deputy Commissioners, Bangalore Dist., Bangalore}, along with other partners formed a partnership firm vide registration no 268/84 – 85, dated 8/5/1984,, under the name and style as " The Deccan Re-Rolling Mills," by contributing the schedule property as his share in the partnership firms, and subsequent there to the said firm was reconstituted several times and finally a reconstitution of the partnership took place on 1st January 2019, whereby the above **Lessor** become the absolute owner of the schedule property along with other assets and liabilities of the partnership firm, and thereafter the present managing partner has settled all the partners and has taken the assets of the firm and as has now succeeded and he is the Managing Partner of the firm, the Firm has been in peaceful possession and, uninterrupted possession and enjoyment of the same and has been exercising all acts of the ownership over the same.

For Deccan Re Rolling Mill

Partner

Andaleeb Tuba

NOTARY
DR. R.S. VIJAY
BANGALORE
Reg. No 5356
GOVT OF INDIA

The Lessee being the **President** of the aforementioned educational trust,
Has been looking for new places for expansion of the activities of the trust, Whereas the **Lessee** has approached the Lessor to lease out the SCHEDULE property i.e., **Broad Vision Educational and Welfare Trust (Reg),** and Lessor has agreed to lease out the same to the lessee. The Following terms and conditions have been mutually agreed upon between the parties:-

NOW THEREFORE THIS AGREEMENT WITNESSETH as follows:

1. LEASE

1.1 : In consideration of the rent herein reserved and the covenants herein contained, the Lessor leases to the Lessee:

1.1.1 the schedule A Property as on and with effect from lease Commencement Date; and

1.1.2 SCHEDULE Property as on and with effect from the Rent Commencement Date, to hold the same unto the lessee, for the Term, paying therefore, a lease rent (as stated in below clause 3.1) from the Rent Commencement Date and upon construction of SCHEDULE Property as set out in clause 0 hereunder.

1.2 The Lease of SCHEDULE Property will commence from 1st January 2020 (the" **Lease Commencement Date")** and the lease of SCHEDULE Property shall commence from the date the SCHEDULE Property is completed in full by the Lessor and the Lessee is put in possession and occupation of the same. Such date is hereinafter referred to as the Rent Commencement Date.

2. CONSTRUCTION

2.1 The Lesser has handed over 2000 Sq.ft of the super built up space as the constructed area to commence the rent from 1st Jan 2020, for a period of 30 years, at the rate of Rs 10,000/- PM as monthly rent, with increment of 5% at the end of every 5 years.

2.2 To enable any construction, the Lessee shall pay to the Lessor the refundable Amount (as stated in clause 5.1 below) during the course of construction in a phased manner. The Lesser shall use the said sum of **Rs.2,00,000/- (Rupees Two Lakhs only)** this amount shall use be refundable at the time of handling over of the asset by the Lessess to the Lessor after to expiry period or as per exit clause, the advance made shall solely be used to construct the required built-up area immediately over the Schedule B Property.

For Deccan Re Rolling Mill

Partner

Andaleeb Tubsa

NOTARY ★ DR. R.S. VIJAY BANGALORE Reg. No.5356 ★ GOVT OF INDIA

2.3 Upon the Lessor completing such construction in the manner aforesaid, the Lessor shall lease, and to the Lessee, and the Lessee shall take on lease from the Lessor the SHEDULE Property in the manner set up in this Deed.

3. RENT

3.1 In consideration of the Lessor giving on lease the Demised Premises, the Lessee shall pay a lease rent of Rs.10,000/- (Rupees Ten Thousand Only) per month from the Rent Commencement Date 1ST Jan 2020.

3.2 The Lessee shall deduct the Loan Amount (as stated in clause 5.1 below), tax deducted at source and any other statutory deductions, as applicable, on the rent payable and pay the remainder to the Lesser.

3.3 The aforesaid rent shall stand increased at the rate of 5% (five percent) at the beginning of every five years if the Rent Commencement Date.

3.4 Neither this lease nor the rights or obligation hereunder shall be further leased out or delegated in whole or in part by the Lessee to any third party or entity without prior written approval of the Lessor. In the event of Lessor not approving the Lessee's request for sublease/delegation, Lessee shall be free to terminate the lease and there shall be no obligation /liabilities on the Lessee due to termination of the lease within lock-in Period. Further, upon such termination, Lessor shall forthwith pay back the Security Deposit and the balance Loan Amount (as stated in clause 5.1 below) to the Lessee.

3.5 The Lessee shall be responsible for the carrying out minor repairs and the maintenance of the SCHEDULE Property.

3.6 The rent, power consumption charges, which are to be paid by the Lessee, from the Rent Commencement Date, are exclusive of service tax, VAT, etc. Such service tax etc. as applicable, is to be paid by the Lessee.

3.7 During the Term, Lessee shall not to make any structural alterations and/or additional constructions to the Demised Premises without written permission of the Lessor, However, Lessee shall be at liberty to construct or fix any fittings or fixtures in the Demised Premises for such purposes as power generation, pneumatic lines, air-conditioning, installation of pipes, cables, internal cranes, partitions , all in according with the layout for the Lessee's Broad Vision Educational purpose, and to remove

For Deccan Re Rolling Mill

Partner

Andaleeb Tuba

NOTARY * DR. R.S. VIJAY BANGALORE Reg. No 5356 * GOVT OF INDIA

the same on expiry or earlier termination of the lease and restore/reinstate the Demised Premises to their original condition as it was let, subject to normal wear and tear, at its own expenses. Further, on termination of this Deed, the Lessee shall bear the cost of one coat of paint for the internal and external walls, windows grills structure of the SCHEDULE Property.

4. DURATION, LOCK-IN PERIOD AND RENEWAL

4.1 The lease of Schedule A Property shall come into effect from the Lease Commencement Date and lease of SCHUDLE Property shall commence from the Rent Commencement Date and both leases shall be valid for a period of 30 (Thirty)commencing from 1st Jan 2020 SCHEDULE property along with 15 days of grace period **("Term")** and shall be automatically terminated at the lessor, the lessee agree to get this agreement cancelled or it must be considered as cancelled after the expiry of the above period.

4.2 During the Term as described in clause 4.1 above, the lease rent shall be enhanced by 5% every 5 years, and on terms and conditions as may be mutually agreed between the parties.

5. SECURITY DEPOSIT

5.1 The Lessee has, until date paid to the Lessor, an amount of Rs.2,00.000/- (Rupees Two Lakhs Only), as and by way of an **interest free** refundable security deposit **(Security Deposit),** The Lessee to the Lessor vide Cash/Cheque/NEFT, receipt and satisfaction whereof is hereby acknowledge by the Lessor. Further, Lessee has, during the course of construction of the SHEDULE Property, given to the Lessor, in a phased manner, an amount of Rs.2,00,000/- (Rupees Two Lakhs Only) by way of interest free refundable deposit to enable the Lessor to construct and handover the SCHEDULE Property which amount shall be Refundable , interest free to be refunded at the time of expiry of the following manner in stages depending upon the construction and completion of the construction work of the SECHUDLE property, which shall be by way of Further requirement of the trust, it's the discretion of the.

The receipt and satisfaction whereof is hereby acknowledged by the Lessor.
The said security Deposit shall be refunded by the Lessor to the Lessee, forthwith upon expiry or earlier termination of the lease. The Lessor Agrees that in the event of any delay in such repayment, the Lessor will pay to the Lessee, interest, interest at the rate 5% per annum from the date of its becoming due and until full repayment thereof to the Lesse. The Lessee shall also be entitled to retain possession of the SCHEDULE Property, till such time the Security Deposit is repaid in full along with accrued interest thereon, without having to pay any rents or other amounts to the Lessor for the same.

For Deccan Re Rolling Mill

Partner

Andalaleb Tuba

NOTARY * DR. R.S. VIJAY BANGALORE Reg. No 5356 * GOVT OF INDIA

The parties agree that the refund of the Security Deposit and repayment of balance Loan Amount (in case of earlier termination of the lease) by the Lessor to the Lessee and returning the possession of the SCHEDULE Property by the Lessee to the Lessor shall be simultaneous.

6. LESSEE REPRESENTATIONS

6.1 The Lessee hereby agrees and covenants with Lessor that :

6.1.1 It will pay the monthly lease rents, in advance, on or before the 10th (tenth) day of each concerned calendar month of tenancy on receipt of the invoice from the Lessor, subject, however, any deductions required to be made by law. The Lessee shall furnish to the Lessor, copy of the required certificates / receipts evidencing the deduction of taxes;

6.1.2 It will use the Demised Premises exclusively for the purpose of conducting its business lawfully and not for any other purpose. The Demised Premises shall not be used to carry out any offensive or prohibited trade or for any unlawful business. The Lessee, in its capacity as lessee of the Demised Premises, shall obtain the required licenses and certificates from the concerned authorities, including without limitation to clearance from the pollution control board.

6.1.3 It will promptly pay all electricity/ water charger in respect of the Demised Premises pertaining to the Term, at actual commencing from Rent Commencement Date. The Lessor will pay all above mentioned chargers up to the Rent Commencement Date and assures the Lessee that there are no amounts due to the concerned authorities/ agencies on this account;

6.1.4 The Lessee will allow the Lessor and his agents and servants, with prior written notice to the Lessee and at reasonable times agreed in advance by both Parties, enter the Demised Premises and to inspect and repair the same;

6.1.5 Upon the expiry or earlier termination of the lease and subjects to obtaining refund of the Security Deposit made by the Lessee and to the other provisions herein contained , to surrender vacant possession of the Demised Premises to the Lessor without claiming any payments towards relocation or shifting/ moving expenses;

6.1.6 It will during the subsistence of the lease, attend to minor repairs and routine maintenance of the Demised Premise and keep the Demised Premises in good and tenantable conditions, subject however to normal wear and tear; and

6.1.7 The Lessor is entitled is to adjust and deduct from the Security Deposit, the cost of damages, if any, caused to the Demised Premises, normal wear and tear excepted, and the Lessee is entitled to the balance Security Deposit. However, the Lessor shall make such deductions towards cost of damages ass assessed and certified

For Deccan Re Rolling Mill

Partner

Anchalesh Tuba

NOTARY DR. R.S. VIJAY BANGALORE Reg. No 5356 GOVT OF INDIA

by a mutually accepted neutral person having technical expertise in this regard. The parties hereby unconditionally and willingly agree the that the said expert shall be mutually decided within a period of 10 (ten) days from the time either party gives written notice to the other that there is a need to appoint such an expert. Both the parties agree the appointed expert's finding with regards to the quantum of damages caused to the Scheduled B Property shall be final and binding on the parties.

7. LESSOR REORESENTATIONS

7.1 The Lessor represent, agrees and covenants with the Lessee, that:

7.1.1 The Lessor is/ will be the absolute owner of the schedule A Property and the to be constructed SCHEDULE Property and has/shall have the absolute, unencumbered and unrestricted rights and power to lease the Demised Premises to Lessee as herein provided;

7.1.2 Complete the construction of SCHEDULE Property in full compliance with applicable law (including without limitation, obtaining the sanction for the building plan, at its own cost, from the appropriate authorities) and lease the same to the Rent Commencement Date in accordance with terms of this Deed and failure to do so shall be considered as a material breach of this Deed;

7.1.3 There is shall be no mortgage, lien, charge or encumbrance over the Demised Premises so as to deprive the Lessor of his right to lease the Demised Premises to the Lessee and that there is/shall be no restriction, bar, constraint or prohibition to the lease of the Demised Premises by the Lessor to the Lessee or to the use thereof by the Lessee for its business purposes. Further, Lessor shall inform, in writing, the Lessee; of all the encumbrances on the Schedule A, Property and/or the SCHEDULE Property, on the Lease Commencement Date and as when they may be created during the Term;

7.1.4 The property tax, with respect to Demised Premises, payable to concerned Revenue Authorities or any other agency is the sole responsibility of the Lessor. The Lessor shall, at his cost, obtain for and on behalf of the Lessee all the required permissions to enable the Lessee to conduct its business from the Demised Premises and shall at his cost obtain all required permissions for the construction of the SCHEDULE Property. The Lessor shall, indemnify and keep fully indemnified the Lessee from and against any and all consequences that may arise on account of the Lessee failing to pay the tax on the Demised Premises;

For Deccan Re Rolling Mill

Partner

Andaleeb Tuba

NOTARY DR. R.S. VIJAY BANGALORE Reg. No 5356 GOVT OF INDIA

7.1.5 The Lessee, on paying the rent and performing and observing the terms and covenants as mentions herein and on its part to be performed, may peacefully hold and enjoy the Demised Premises during the term of the lease, without any interruption, interference or claims by or from the Lessor or any person claiming under, through or in trust for the Lessor;

7.1.6 The Lessee shall be entitled to use, occupy and operate from the Demised Premises, 24 (twenty four) hours a day, 365 (three sixty five) days a year from the Lease Commencement Date/term, with all utilities, at no additional cost;

7.1.7 The Lessor will permit the Lessee to install its signage at the SCHEDULE Property, at no extra cost;

7.1.8 The Lessor shall promptly carry out major repair or replacement works with respect to the SCHEDULE Property. If the Lessor fails to attend/complete such major repairs as requested by the Lessee, with in a 30 (Thirty) days then the Lessee may get the repairs done, at its cost, which shall be reimbursed by the Lessor without any delay. However, Lessor shall not be responsible to carry out repair necessitated solely due to Lessee or its employee's fault or gross negligence;

7.1.9 Forthwith upon expiry or earlier termination of the lease, and without the necessity of any demand from the Lessee, to refund in full to the Lessee, the Security Deposit along with any outstanding loan Amount, paid by the lessee and any other amounts, whatever, then remaining due to the Lessee after deducting any arrears of monthly lease rent, electricity consumption charges and the cost of any willful damages caused by the Lessee to the Demised Premises and to permit the Lessee to remove from the Demised Premises, any fixtures, fittings, appliances or other improvement belonging to or provided by the Lessee in or about the SCHEDULE Property, without causing any damages to the SCHEDULE Property; and

7.1.10 In event of sale of the Demised Premises effected by the Lessor to any other party, wholly or partly, such sale shall be expressly made subject to the lease in favor of the Lessee as evidenced hereby, so as to ensure that the concerned purchaser or transferee aggress to be, and is, bound by the terms and conditions contained in this Deed. In this connection, the Lessor undertakes to obtain from the transferee, an unconditional undertaking to be bound by all the terms and conditions of this Deed including to refund of the Security Deposit and along with any outstanding Loan Amount, held/availed by the Lessor and a copy of the same shall be provided to the Lessee before such sale;

7.1.11 The Lessor will, at his cost, do all such further acts, deeds or things or execute such further documents and assurances and get such further documents, consents and approvals from any authorities, as may be called upon by the Lessee or as may be

For Deccan Re Rolling Mill

Partner

Andaleeb Tuba

NOTARY DR. R.S. VIJAY BANGALORE Reg. No 5356 GOVT OF INDIA

necessary, to perfect and clear the unencumbered and absolute leasehold rights and interest of the Lessee in the Demised Premises and its continued possession and use by the Lessee for its business purposes;

7.1.12 The Lessor has not, in the use and occupation of the Demised Premises or otherwise, contravened any law, rule, regulation or other legal requirements whatsoever

7.1.13 The Demised Premises Shall be provided to he Lessee with electricity (of ___ KV), Sewage connections in accordance with applicable laws and bills pertaining thereto have been paid by the Lessor until the Rent Commencement Date; the lessor has also agreed to dig bore well and also provide a sump for storage of minimum 15000 to 20000 storage of water at his own costs.

7.1.14 The Lessor agrees to indemnify and shall keep indemnified the Lessee, from and against all or any claims, damages, costs, expenses and consequences whatever arising from or in any manner related to any non-performance or breach by the Lessor of the provisions of this Deed or of any law, including in respect of the construction, use and/ or occupation of the Demised Premises including nonpayment of property taxes; and

7.1.15 The Lessor shall obtain and keep in force adequate insurance covers to protect against any loss and damages due to natural disasters, fire accidents, civil commotion, riot, storm, tempest, flood or any inevitable accident or any other irresistible force or an act of god causing damages to the Demised Premises or any other assets of the Lessor that is provided to the Lessee. However, the insurance cover will not protect the fixtures, fit-outs or equipment brought in by the Lessee within the Demised Premises for which Lessee may take a separate insurance cover in its name.

8. TERMINATION AND PENALTY

8.1 In the event if termination of lease during the lock-in period for reasons attributable to the Lessee, the Lessee shall be liable to pay the Lessor a sum equivalent to the rent payable by the Lessee, for termination on account of breach by the Lessor or Force Majeure.

8.2 Lessor shall under no circumstances terminate the lease from the Lease Commencement Date and during the Term except for reasons off nonpayment of rent as set out in clause 8.4 below.

8.3 Notwithstanding anything contained in clause 8.2 above or this Deed, Lessee may immediately terminate this Deed, without incurring any liability, for: (i) any

For Deccan Re Rolling Mill

Partner

Anolaleeh Tuba

NOTARY
DR. R.S. VIJAY
BANGALORE
Reg. No 5356
GOVT OF INDIA

representation of the Lessor in this Deed being incorrect or inaccurate; or (ii) breach by the Lessor of his representation/obligation set out in clause 7.1.2 or (ii) material

12 DISPUTE RESOLUTION

12.1 Any dispute arising out of or in connection with this Deed shall be first referred to arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any re-enactment of statutory modification thereof. The arbitration proceedings shall be in English language and shall be held in Bangalore. The Parties will be free to approach the courts for any urgent or injunctive relief. The Courts at Bangalore will have sole jurisdiction.

13. DISCLAIMER OF LIABILITY

13.1 NEITHER Party will, under any circumstances be liable to the other for any incidental, consequential, penal, and exemplary or like damages (including for loss of profits or business) even if advised of the possibility of the same.

SCHEDULE A

All that pieces and parcel of Property belonging to **M/s The Deccan Re-Rolling Mills, bearing old Sy.No. 29/30 and new resurvey no 29/3B, Measuring 1 Acre 25 Guntas, converted vide order No.B.DIS.ALN.SR.6543/75-76, Dated 11/12/1973, issued by the Special Deputy Commissioner, Bangalore Dist., Bangalore, BBMP Khatha No.736/29/3B, Situated at Hennur village, Bangalore North Taluk, Bangalore,** with 2000 Sq.ft of building space and bounded as follows:

On the EAST BY	:	Chelukere Land
On the WEST BY	:	Govt land Kharab with Road
On the NORTH BY	:	Narayanappa and Anjinappa's land
On the SOUTH BY	:	Sy.No.30 and Stone quarry

IN WITNESS WHEREOF, the Parties hereto have executed this deed at Bangalore on the day year first above written.

SIGNED and DELIVERED
By the Lessor aforesaid
MR.ATHIQUE AHMED
Managing Partner
M/S THE DECCAN RE-ROLLING MILLS

For Deccan Re Rolling Mill

Partner

Andaleeb Tuba

NOTARY
DR. R.S. VIJAY
BANGALORE
Reg. No 5356
GOVT OF INDIA

SIGNED and DELIVERED,
For and on behalf of,
M/S BROAD VISION EDUCATIONAL AND WELFARE TRUST (Reg)
The Lessee aforesaid,
By its Authorized Signatory,
MS ANDALLEB TUBA
PRESIDENT

WITNESSES:

1. Virupaksha.S VIRUPAKSHA.S
Kengeri bangalore.

2. - Sukesh.
V V Puram, Bangalore

NOTARY
DR. R.S. VIJAY
BANGALORE
Reg. No 5356
GOVT OF INDIA

LESSORS

Andaleeb Tuba
LESSEE

ATTESTED BY ME
4-3-21
R. S. VIJAY
NOTARY PUBLIC, GOVT. OF INDIA
"Trinity", 9th Cross, Brindavan Layout,
Horamavu, BENGALURU - 560 043.

Bk-I 3760/19-20

ಈ ದಸ್ತಾವೇಜು..1..ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ

ಒಂದನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ.....3760/19-20

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು ₹ 2/-

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD. BACSL

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ : p

ಯೂನಿಟ್-I ಬೆಂಗಳೂರು

LEASE DEED

THIS LEASE DEED is made and executed on this 30th day of October, Two Thousand and Nineteen (30/10/2019) at Bangalore.

Between

M/s THE DECCAN RE-ROLLING MILLS, No. 29/B, Hennur Village, Kasaba Hobli, Bangalore – 560 043, Represented by its Managing Partner **Mr. ATHIQUE AHMED,** (hereinafter called the **"Lessor"**, which expression, where the context admits, shall include his heirs, representatives, executors and administrators), of the ONE PART;

And

M/S BROAD VISION EDUCATIONAL AND WELFARE TRUST" (Reg), Represented by its President, Ms. ANDALEEB TUBA, situated at No. B7, B8 & B9, Gem Plaza, Infantry Road, Bangalore – 560001, (hereinafter referred to as **LESSEE** which expression shall, wherever the contest so requires or admits mean and include its successors in office and assignees of the **OTHER PART.**

Athique Ahmed

Andaleeb Tuba

WHEREAS, the lessor is the owner of the **M/s The Deccan RE-Rolling Mills, Bearing old Sy.No. 29/3 and resurvey number as sy no 29/3B, Measuring 1 Acre 25 guntas, BBMP Khatha No. 736/29/3B, situated at Hennur Village, Bengaluru North Taluk, Bengaluru,** which is property is morefully described in the schedule and hereinafter called as Schedule A Property.

Whereas originally the Schedule A Property was acquired by MR Shavak Irani under a Sale Deed dated 29/06/1972, vide document no. 1677/1972-73, Book – I, Volume No. 2816, Pages: 229 - 233, for valuable sale consideration and subsequent thereto the said owner Mr. Shavak Irani, converted the property from agricultural to non agricultural industrial purpose vide order No.B.DIS.ALN.SR.6543/75-76, Dated 11/12/1973, issued by the Special Deputy Commissioner, Bangalore Dist., Bangalore}, along with other partners formed a partnership firm vide registration no 268/84-85, dated 8/5/1984,, under the name and style as "The Deccan Re-Rolling Mills", by contributing the schedule property as his share in the partnership firm, and subsequent there to the said firm was reconstituted several times and finally a reconstitution of the partnership took place on 1st January 2019, whereby the above **Lessor** became the absolute owner of the schedule property along with other assets and liabilities of the partnership firm, and thereafter the present Managing Partner has settled all the partners and has taken the assets of the firm and has now succeeded and he is the Managing Partner of the firm , the Firm has been in peaceful possession and, uninterrupted possession and enjoyment of the same and has been exercising all acts of ownership over the same.

For Deccan Re Rolling Mill

Athique Ahmed

Partner

2...ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ:...3760

19 20

ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು

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 BROAD VISION EDUCATIONAL AND WELFARE TRUST (Reg) Rep by its President Ms. Andaleeb Tuba , ಇವರು 10800.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	10800.00	DD No 908785 Rs.10800/- dated 15/Oct/2019 drawn on VIJAYA BANK,ADUGODI BANGALORE.
ಒಟ್ಟು :	10800	

ಸ್ಥಳ : ಗಾಂಧಿನಗರ

ದಿನಾಂಕ : 30/10/2019

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಗಾಂಧಿನಗರ, ಬೆಂಗಳೂರು-9

Designed and Developed by C- DAC ,ACTS Pune.

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The Lessee being the **President** of the aforementioned educational trust , has been looking for new places for expansion of the activities of the trust, Whereas the **lessee** has approached the lessor to lease out the SCHEDULE property i.e., **Broad Vision Educational and Welfare Trust (Reg),** and lessor has agreed to lease out the same to the lessee. The following terms and conditions have been mutually agreed upon between the parties:-

NOW THEREFORE THIS AGREEMENT WITNESSETH as follows:

1. LEASE

1.1 In consideration of the rent herein reserved and the covenants herein contained, the Lessor leases to the Lessee:

1.1.1 the Schedule A Property as on and with effect from Lease Commencement Date; and

1.1.2 SCHEDULE Property as on and with effect from the Rent Commencement Date, to hold the same unto the Lessee, for the Term, paying therefore, a lease rent (as stated in below clause 3.1) from the Rent Commencement Date and upon construction of SCHEDULE Property as set out in clause 0 hereunder.

1.2 The lease of SCHEDULE Property will commence from 1st January 2020 (the "**Lease Commencement Date**") and the lease of SCHEDULE 'B' Property shall commence from the date the SCHEDULE Property is completed in full by the Lessor and the Lessee is put in possession and occupation of the same. Such date is hereinafter referred to as the Rent Commencement Date.

2. CONSTRUCTION

2.1 The Lessor has handed over 2000 Sft of the super built up space as the constructed area to commence the rent from 1st Jan 2020, for a period of 29 years, at the rate of Rs 10,000/- PM as monthly rent, with increment of 5% at the end of every 5 years.

2.2 To enable any construction, the Lessee shall pay to the Lessor the refundable Amount (as stated in clause 5.1 below) during the course of construction in a phased manner. The Lessor shall use the said sum of **Rs.2,00,000/- (Rupees Two Lakhs only**) this amount shall be refundable at the time of handing over of the asset by the lessess to the lessor after the expiry period or as per exit clause, the advance made shall solely be used to

For Deccan Re Rolling Mill

Partner

Andalub Tuba

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ಗಾಂಧಿನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಗಾಂಧಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 30-10-2019 ರಂದು 04:04:37 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

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	ಒಟ್ಟು :	2465.00

ಶ್ರೀ M/s BROAD VISION EDUCATIONAL AND WELFARE TRUST (Reg) Rep by its President Ms. Andaleeb Tuba ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

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ಗಾಂದಿನಗರ. ಬೆಂಗಳೂರು-9

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

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1	M/s BROAD VISION EDUCATIONAL AND WELFARE TRUST (Reg) Rep by its President Ms. Andaleeb Tuba . (ಬರೆಸಿಕೊಂಡವರು)			Andaleeb Tuba
2	M/s THE DECCAN RE-ROLLING MILLS Rep by its Managing Partner Mr. Athique Ahmed . (ಬರೆದುಕೊಡುವವರು)			For Deccan Re Rolling Mills Athique Ahmed Partner

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construct the required builtup area immediatey over the Schedule B Property.

2.3 Upon the Lessor completing such construction in the manner aforesaid, the Lessor shall lease to the Lessee, and the Lessee shall take on lease from the Lessor the SCHEDULE Property in the manner set out in this Deed.

3. RENT

3.1 In consideration of the Lessor giving on lease the Demised Premises, the Lessee shall pay a lease rent of Rs. 10,000/- (Rupees Twenty Thousand Only) per month from the Rent Commencement Date Jan 2020.

3.2 The Lessee shall deduct the Loan Amount (as stated in clause 5.1 below), tax deducted at source and any other statutory deductions, as applicable, on the rent payable and pay the remainder to the Lessor.

3.3 The aforesaid rent shall stand increased at the rate of 5% (five percent) at the beginning of every five years of the Rent Commencement Date.

3.4 Neither this lease nor the rights or obligation hereunder shall be further leased out or delegated in whole or in part by the Lessee to any third party or entity without prior written approval of the Lessor. In the event of Lessor not approving the Lessee's request for sublease/delegation, Lessee shall be free to terminate the lease and there shall be no obligations/liabilities on the Lessee due to termination of the lease within Lock-in Period. Further, upon such termination, Lessor shall forthwith pay back the Security Deposit and the balance Loan Amount (as stated in clause 5.1 below) to the Lessee.

3.5 The Lessee shall be responsible for the carrying out of minor repairs and the maintenance of the SCHEDULE Property.

3.6 The rent, power consumption charges, which are to be paid by the Lessee, from the Rent Commencement Date, are exclusive of service tax, VAT, etc. Such service tax, etc. as applicable, is to be paid by the Lessee.

3.7 During the Term, Lessee shall not to make any structural alterations and/or additional constructions to the Demised Premises without written permission of the Lessor. However, Lessee shall be at liberty to construct or fix any fittings or fixtures in the Demised Premises for such purposes as power generation, pneumatic lines, air-conditioning, installation of pipes, cables, internal cranes, partitions, all in accordance with the layout for the Lessee's Broad Vision Educational purpose, and to remove the same on

For Deccan Re Rolling Mill

Partner

Andaleeb Tubey

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1	M.A Hasan No. 12B, 1st Main, 5th Cross Road, RMV 2nd Stage, Bangalore.	
2	Nisar Ahmed No. 201, Banashankari 3rd Stage, Bangalore.	Nisar Ahmed

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Designed and Developed by C-DAC, ACTS, Pune

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expiry or earlier termination of the lease and restore/reinstate the Demised Premises to their original condition as it was let, subject to normal wear and tear, at its own expenses. Further, on termination of this Deed, the Lessee shall bear the cost of one coat of paint for the internal and external walls, windows grills structures of the SCHEDULE Property.

4. DURATION, LOCK- IN PERIOD AND RENEWAL

4.1 The lease of Schedule A Property shall come into effect from the Lease Commencement Date and lease of SCHEDULE Property shall commence from the Rent Commencement Date and both leases shall be valid for a period of 29 (Twenty nine) years commencing from 1st Jan 2020 SCHEDULE property along with 15 days of grace period ("**Term**") and shall be automatically terminated at the end of the Term. Their shall not be any extension of this agreement by the lessor, the lessee agree to get this agreement cancelled or it must be considered as cancelled after the expiry of the above period.

4.2 During the Term as described in clause 4.1 above, the lease rent shall be enhanced by 5% every 5 years, and on terms and conditions as may be mutually agreed between the parties.

5. SECURITY DEPOSIT

5.1 The Lessee has, until date paid to the Lessor, an amount of Rs.2,00,000/- (Rupees Two lakhs Only), as and by way of an **interest free** refundable security deposit ("**Security Deposit**"). The Security Deposit of Rs.2,00,000/- (Rupees Two lakhs Only) has been by paid by the Lessee to the Lessor vide Cash/Cheque/NEFT, receipt and satisfaction whereof is hereby acknowledged by the Lessor. Further, Lessee has, during the course of construction of the SCHEDULE Property, given to the Lessor, in a phased manner, an amount of Rs.2,00,000/- (Rupees Two lakhs Only) by way of interest free Refundable deposit to enable the Lessor to construct and handover the SCHEDULE Property which amount shall be Refundable , interest free, to be refunded at the time of expiry of the lease period". The "Loan Amount" shall be paid to the lessor in the following manner in stages depending upon the construction and completion of the construction work of the SCHEDULE property, which shall be by way of further requirement of the trust, it's the discretion of the .

The receipt and satisfaction whereof is hereby acknowledged by the Lessor. The said Security Deposit shall be refunded by the Lessor to the Lessee, forthwith upon expiry or earlier termination of the lease. The Lessor agrees that in the event of any delay in such repayment, the Lessor will pay to the

For Deccan Re Rolling Mill
Partner

Andaleeb Tuba

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Lessee, interest at the rate of 5% per annum from the date of its becoming due and until full repayment thereof to the Lessee. The Lessee shall also be entitled to retain possession of the SCHEDULE Property, till such time the Security Deposit is repaid in full along with accrued interest thereon, without having to pay any rents or other amounts to the Lessor for the same. The parties agree that the refund of the Security Deposit and repayment of balance Loan Amount (in case of earlier termination of the lease) by the Lessor to the Lessee and returning the possession of the SCHEDULE Property by the Lessee to the Lessor shall be simultaneous.

6. LESSEE REPRESENTATIONS

6.1 The Lessee hereby agrees and covenants with the Lessor that :

6.1.1 It will pay the monthly lease rents, in advance, on or before the 10th(tenth) day of each concerned calendar month of tenancy on receipt of the invoice from the Lessor, subject, however, any deductions required to be made by law. The Lessee shall furnish to the Lessor, copy of the required certificates/receipts evidencing the deduction of taxes;

6.1.2 It will use the Demised Premises exclusively for the purpose of conducting its business lawfully and not for any other purpose. The Demised Premises shall not be used to carry out any offensive or prohibited trade or for any unlawful business. The Lessee, in its capacity as lessee of the Demised Premises, shall obtain the required licenses and certificates from the concerned authorities, including without limitation to clearance from the pollution control board.

6.1.3 It will promptly pay all electricity/water charges in respect of the Demised Premises pertaining to the Term, at actuals commencing from Rent Commencement Date. The Lessor will pay all above mentioned charges up to the Rent Commencement Date and assures the Lessee that there are no amounts due to the concerned authorities/agencies on this account;

6.1.4 The Lessee will allow the Lessor and his agents and servants, with prior written notice to the Lessee and at reasonable times agreed in advance by both Parties, to enter the Demised Premises and to inspect and repair the same;

6.1.5 Upon the expiry or earlier termination of the lease and subject to obtaining refund of the Security Deposit made by the Lessee and to

For Deccan Re Rolling Mill
Partner

Andaleeb Tuba

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the other provisions herein contained, to surrender vacant possession of the Demised Premises to the Lessor without claiming any payments towards relocation or shifting/moving expenses;

6.1.6 It will during the subsistence of the lease, attend to minor repairs and routine maintenance of the Demised Premises and keep the Demised Premises in good and tenantable condition, subject however to normal wear and tear; and

6.1.7 The Lessor is entitled to adjust and deduct from the Security Deposit, the cost of damages, if any, caused to the Demised Premises, normal wear and tear excepted, and the Lessee is entitled to the balance Security Deposit. However, the Lessor shall make such deductions towards cost of damages as assessed and certified by a mutually accepted neutral person having technical expertise in this regard. The parties hereby unconditionally and willingly agree that the said expert shall be mutually decided within a period of 10 (ten) days from the time either party gives written notice to the other that there is a need to appoint such an expert. Both the parties agree the appointed expert's finding with regards to the quantum of damages caused to the Scheduled B Property shall be final and binding on the parties.

7. LESSOR REPRESENTATIONS

7.1 The Lessor represents, agrees and covenants with the Lessee, that :

7.1.1 The Lessor is/will be the absolute owner of the Schedule A Property and the to be constructed SCHEDULE Property and has/shall have the absolute, unencumbered, unimpeded and unrestricted right and power to lease the Demised Premises to Lessee as herein provided;

7.1.2 Complete the construction of SCHEDULE Property in full compliance with applicable law (including without limitation, obtaining the sanction for the building plan, at its own cost, from the appropriate authorities) and lease the same to the Lessee by the Rent Commencement Date in accordance with the terms of this Deed and failure to do so shall be considered as a material breach of this Deed;

7.1.3 There is/shall be no mortgage, lien, charge or encumbrance over the Demised Premises so as to deprive the Lessor of his right to lease the Demised Premises to the Lessee and that there is/shall be no restriction, bar, constraint or prohibition to the lease of the Demised Premises by the Lessor to the Lessee or to the use thereof by the

For Deccan Re Rolling Mill

Partner

Andaleeb Tuba

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Lessee for its business purposes. Further, Lessor shall inform, in writing, the Lessee, of all the encumbrances on the Schedule A Property and/or the SCHEDULE Property, on the Lease Commencement Date and as and when they may be created during the Term;

7.1.4 The property tax, with respect to Demised Premises, payable to concerned Revenue Authorities or any other agency is the sole responsibility of the Lessor. The Lessor shall, at his cost, obtain for and on behalf of the Lessee all the required permissions to enable the Lessee to conduct its business from the Demised Premises and shall at his cost obtain all required permissions for the construction of the SCHEDULE Property. The Lessor shall, indemnify and keep fully indemnified the Lessee from and against any and all consequences that may arise on account of the Lessee failing to pay the tax on the Demised Premises;

7.1.5 The Lessee, on paying the rent and performing and observing the terms and covenants as mentioned herein and on its part to be performed, may peacefully hold and enjoy the Demised Premises during the term of the lease, without any interruption, interference or claims by or from the Lessor or any person claiming under, through or in trust for the Lessor;

7.1.6 The Lessee shall be entitled to use, occupy and operate from the Demised Premises, 24 (twenty four) hours a day, 365 (three sixty five) days a year from the Lease Commencement Date/Term, with all utilities, at no additional cost;

7.1.7 The Lessor will permit the Lessee to install its signage at the SCHEDULE Property, at no extra cost;

7.1.8 The Lessor shall promptly carry out major repair or replacement works with respect to the SCHEDULE Property. If the Lessor fails to attend/complete such major repairs as requested by the Lessee, with in a 30 (thirty) days, then the Lessee may get the repairs done, at its cost, which shall be reimbursed by the Lessor without any delay. However, Lessor shall not be responsible to carry out repair necessitated solely due to Lessee or its employees' fault or gross negligence;

7.1.9 Forthwith upon expiry or earlier termination of the lease, and without the necessity of any demand from the Lessee, to refund in full to the

For Deccan Re Rolling Mill

Partner

Andaleeb Tube

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Lessee, the Security Deposit along with any outstanding Loan Amount, paid by the Lessee and any other amounts, whatsoever, then remaining due to the Lessee after deducting any arrears of monthly lease rent, electricity consumption charges and the cost of any willful damage caused by the Lessee to the Demised Premises and to permit the Lessee to remove from the Demised Premises, any fixtures, fittings, appliances or other improvements belonging to or provided by the Lessee in or about the SCHEDULE Property, without causing any damage to the SCHEDULE Property; and

7.1.10 In the event of sale of the Demised Premises effected by the Lessor to any other party, wholly or partly, such sale shall be expressly made subject to the lease in favor of the Lessee as evidenced hereby, so as to ensure that the concerned purchaser or transferee agrees to be, and is, bound by all the terms and conditions contained in this Deed. In this connection, the Lessor undertakes to obtain from the transferee, an unconditional undertaking to be bound by all the terms and conditions of this Deed including to refund of the Security Deposit and along with any outstanding Loan Amount, held/availed by the Lessor and a copy of the same shall be provided to the Lessee before such sale;

7.1.11 The Lessor will, at his cost, do all such further acts, deeds or things or execute such further documents and assurances and get such further documents, consents and approvals from any authorities, as may be called upon by the Lessee or as may be necessary, to perfect and clear the unencumbered and absolute leasehold rights and interest of the Lessee in the Demised Premises and its continued possession and use by the Lessee for its business purposes;

7.1.12 The Lessor has not, in the use and occupation of the Demised Premises or otherwise, contravened any law, rule, regulation or other legal requirements whatsoever;

7.1.13 The Demised Premises shall be provided to the Lessee with electricity (of ___ KV), sewage connections in accordance with applicable laws and all bills pertaining thereto have been paid by the Lessor until the Rent Commencement Date; the lessor has also agreed to dig borewell and also provide a sump for storage of minimum 15000 to 20000 storage of water at his own costs.

7.1.14 The Lessor agrees to indemnify and shall keep indemnified the Lessee, from and against all or any claims, damages, costs, expenses and

For Deccan Re Rolling Mill

Partner

Anglaleb Tuba

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consequences whatsoever arising from or in any manner related to any non-performance or breach by the Lessor of the provisions of this Deed or of any law, including in respect of the construction, use and/or occupation of the Demised Premises including nonpayment of property taxes; and

7.1.15 The Lessor shall obtain and keep in force adequate insurance cover to protect against any loss and damage due to natural disasters, fire accident, civil commotion, riot, storm, tempest, flood or any inevitable accident or any other irresistible force or an act of god causing damage to the Demised Premises or any other assets of the Lessor that is provided to the Lessee and shall give a photocopy of the insurance policy document to the Lessee. However, the insurance cover will not protect the fixtures, fit-outs or equipment brought in by the Lessee within the Demised Premises for which Lessee may take a separate insurance cover in its name.

8. TERMINATION AND PENALTY

8.1 In the event of termination of lease during the Lock-in Period for reasons attributable to the Lessee, the Lessee shall be liable to pay the Lessor a sum equivalent to the rent payable for the remainder of the Lock-in Period. No such penalty will be payable by the Lessee, for termination on account of breach by the Lessor or Force Majeure.

8.2 Lessor shall under no circumstances terminate the lease from the Lease Commencement Date and during the Term except for reasons of nonpayment of rent as set out in clause 8.4 below.

8.3 Notwithstanding anything contained in clause 8.2 above or this Deed, Lessee may immediately terminate this Deed, without incurring any liability, for: (i) any representation of the Lessor in this Deed being incorrect or inaccurate; or (ii) breach by the Lessor of his representation/obligation set out in clause 7.1.2 or (ii) material breach of any of the terms hereof by the Lessor. The Lessee will also be entitled to terminate this lease without penalty in the event of any claims pertaining to nonpayment of property taxes.

8.4 In the event of the rent hereby reserved or any part thereof remaining unpaid for (2) two consecutive months, the Lessor shall have the right to terminate the lease and re-enter the Demised Premises by giving to the Lessee 3 (three) months written notice, provided such non-payment of rent still continues at the end of such notice period and after refunding to the Lessee the payable Security Deposit (after deduction if any)along with any outstanding Loan

For Deccan Re Rolling Mill

Andaleb Tuba

Partner

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Amount, paid to the Lessor by the Lessee. This shall be the sole right of termination on the part of the Lessor. It is clarified that if the Lessee does not pay the rent as above and the lease is terminated on this account during the lock in period the Lessee will be liable to pay the remaining rent for the Lock in Period.

9. NOTICE

9.1 Any notices, requests and other communication required or permitted hereunder shall be in writing and shall be given by hand against written acknowledgement of receipt, or sent by registered mail, or by facsimile followed by a confirmation letter by registered mail, to the Parties at the addresses set forth in this Deed or as may be communicated to each other in case of any change in the address.

10. REGISTRATION

10.1 The Lessor agrees that he will, without delay and in any case immediately upon being required by the Lessee, get this Deed registered with the concerned Sub-Registrar of Assurances and for the purpose obtain and provide to the Lessee all the required papers, documents, records and consents, and do all other acts, deeds and things necessary to perfect the lease hold rights of the Lessee in respect of the Demised Premises. The Lessor will also execute and provide all such papers, if required, such as no-objection certificate, etc., required to enable the Lessee to obtain additional electrical power for the SCHEDULE Property. The Lessee shall, however, bear and pay all the stamp duty, registration and other incidental expenses connected with registration of this Deed.

11. FORCE MAJEURE

11.1 In case the Demised Premises is destroyed or partially damaged by fire, flood, war, etc., (which doesn't include Lessee's gross negligence, intentional act or misuse of Demised Premises by Lessee's agents or visitors to Demised Premises), ("**Force Majeure**") or becomes unfit for occupation or use, the rent payable by the Lessee to the Lessor shall be suspended till such time as the Demised Premises is restored to its original condition by the Lessor, at the Lessor own cost and expense. Further, notwithstanding anything stated herein, the Lessee will be entitled to terminate this lease and receive a refund of the Security Deposit and along with any outstanding Loan Amountin the event of any Force Majeure event preventing the use and occupation of the Demised Premises for a period in excess of 2 (two) months. It is clarified that no penalty will be paid for such termination.

For Deccan Re Rolling Mill

Andaleeb Tuba

Partner

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12. DISPUTE RESOLUTION

12.1 Any dispute arising out of or in connection with this Deed shall be first referred to arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any re-enactment of statutory modification thereof. The arbitration proceedings shall be in English language and shall be held in Bangalore. The Parties will be free to approach the courts for any urgent or injunctive relief. The Courts at Bangalore will have sole jurisdiction.

13. DISCLAIMER OF LIABILITY

13.1 Neither Party will, under any circumstances, be liable to the other for any incidental, consequential, penal, and exemplary or like damages (including for loss of profits or business) even if advised of the possibility of the same.

SCHEDULE A
("Schedule A Property")

All that piece and parcel of property belonging to **M/s The Deccan RE-Rolling Mills, bearing old Sy.No 29/3 and new resurvey no 29/3B, Measuring 1 Acre 25 guntas, converted vide order No.B.DIS.ALN.SR.6543/75-76, Dated 11/12/1973, issued by the Special Deputy Commissioner, Bangalore Dist., Bangalore}, BBMP Khatha No. 736/29/3B, situated at Hennur Village, Bengaluru North Taluk, Bengaluru**, with 2000 sft of building space and bounded as follows:

On the East by	:	Chelukere land
On the West by	:	Govt land and Kharab with Road
On the North by	:	Narayanappa and Anjinappa's land
On the South by	:	Sy.No. 30 and Stone quarry

IN WITNESS WHEREOF, the Parties hereto have executed this Deed at Bangalore on the day and year first above written.

SIGNED and DELIVERED
by the Lessor aforesaid,
MR. ATHIQUE AHMED
Managing Partner
M/S THE DECCAN RE-ROLLING MILLS

For Deccan Re Rolling Mill

Partner

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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
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SIGNED and DELIVERED,
for and on behalf of,
M/S BROAD VISION EDUCATIONAL AND WELFARE TRUST (Reg)
The Lessee aforesaid,
by its Authorised Signatory,
MS ANDALEEB TUBA
PRESIDENT

Andaleeb Tuba

In the presence of witnesses:

1. M.A-HAIDAR
#12 12 1st MAIN
Cross Road
Ram V IInd Stage
Bhoopasandra BANGALORE-54

2. FAIZAN AHMED
#32, 3rd floor, Moore Road,
Frazer Town, Bangalore - 560-005

Drafted by:
Adocate Syed Mubashir Ahmed
144,KUSTC LAYOUT.
Teacher's colony, B-34

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INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No.	:	IN-KA20308086587023T
Certificate Issued Date	:	01-Oct-2021 04:21 PM
Account Reference	:	NONACC (FI)/ kagcsl08/ SHIVAJINAGAR4/ KA-BA
Unique Doc. Reference	:	SUBIN-KAKAGCSL0896091448390431T
Purchased by	:	BROAD VISION EDUCATIONAL AND WELFARE TRUST
Description of Document	:	Article 30 Lease of Immovable Property
Description	:	RENTAL AGREEMENT
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	DECCAN RE ROLLING MILLS
Second Party	:	BROAD VISION EDUCATIONAL AND WELFARE TRUST
Stamp Duty Paid By	:	BROAD VISION EDUCATIONAL AND WELFARE TRUST
Stamp Duty Amount(Rs.)	:	200 (Two Hundred only)

G SEVA KENDRA SHIVAJINAGAR BRANCH Authorized Signatory

NOTARY DR. R.S. VIJAY BANGALORE Reg. No 5356 GOVT OF INDIA

Please write or type below this line

SUPPLEMENT LEASE DEED

THIS DEED OF LEASE is made and executed on this 01ST day of October, Two Thousand and Twenty One (01/ 10 /2021) at Bangalore;

BETWEEN:

M/s THE DECCAN RE-ROLLING MILLS
No.29/B, Hennur Village, Kasaba Hobli,

For Deccan Re Rolling Mill

Partner

Andalaib Tuba

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Bangalore-560043,
Represented by its managing partner Mr.ATHIQUE AHMED,

(hereinafter called the **"Lessor"**, which expression, where the context admits, shall include his heirs, representatives, executors and administrators), of the ONE PART;

AND IN FAVOUR OF:

M/S BROAD VISION EDUCATIONAL AND WELFARE TRUST" (Reg),
Represented by its President, Ms. ANDALEEB TUBA,
Situated at No.B7,B8 *& B9, Gem Plaza ,
Infantry Road, Bangalore – 560001,

Hereinafter referred to as the **'LESSEES'** (Which expression shall, wherever the context so requre include and mean its successors in internet and title, partner, heirs, legal representative, executor, administrator, assigns etc.,) of the OTHER PART.

This supplement lease deed is in continuation of the lease deed dated 30/10/2019, executed before the office of the sub registrar gandhinagar, registered as document no 3760/ 19 – 20, stored in BK-I, Cd no. GAND554.

WHEREAS, the Lessor is the owner of the **M/s .The Deccan RE-Rolling Mills, Bearing old Sy.No.29/3 and resurvey numbers as Sy.No 29/3B, Measuring 1 Acre 25 Guntas ,BBMP Khatha No.736/29/3B Situated at Hennur Village ,Bengaluru North Taluk ,Bengaluru,** which is property id morefully described in the schedule and hereinafter called as Schedule A Property.

Whereas originally the Schedule A Property was acquired by Mr.Shavak Irani under a sale Deed Dated 29/06/1972, vide document no.1677/1972-73, Book – I, Volume No.2816, Pages: 229 – 233, for valuable sale consideration and subsequent thereto the said owner Mr.Shavak Irani, Converted the property from agriculture to Non agriculture industrial purpose vide order No.B.DIS.ALN.SR.6543/75 – 76, Dated 11/12/1973, issued by the Special Deputy Commissioners, Bangalore Dist., Bangalore}, along with other partners formed a partnership firm vide registration no 268/84 – 85, dated 8/5/1984,, under the name and style as " The Deccan Re-Rolling Mills," by contributing the schedule property as his share in the partnership firms, and subsequent there to the said firm was reconstituted several times and finally a reconstitution of the partnership took place on 1st January 2019, whereby the above **Lessor** become the absolute owner of the schedule property along with other assets and liabilities of the partnership firm, and thereafter the present managing partner has settled all the partners and has taken the assets of the firm and as has now succeeded and he is the Managing Partner of the firm, the Firm has been in peaceful possession and, uninterrupted possession and enjoyment of the same and has been exercising all acts of the ownership over the same.

For Deccan Re Rolling Mill

Partner

Andaleeb Tuba

NOTARY * DR. R.S. VIJAY BANGALORE Reg. No 5356 * GOVT OF INDIA

The Lessee being the **President** of the aforementioned educational trust,
Has been looking for new places for expansion of the activities of the trust, Whereas the **Lessee** has approached the Lessor to lease out the SCHEDULE property i.e., **Broad Vision Educational and Welfare Trust (Reg),** and Lessor has agreed to lease out the same to the lessee. The Following terms and conditions have been mutually agreed upon between the parties:-

NOW THEREFORE THIS AGREEMENT WITNESSETH as follows:

1. LEASE

1.1 : In consideration of the rent herein reserved and the covenants herein contained, the Lessor leases to the Lessee:

1.1.1 the schedule A Property as on and with effect from lease Commencement Date; and

1.1.2 SCHEDULE Property as on and with effect from the Rent Commencement Date, to hold the same unto the lessee, for the Term, paying therefore, a lease rent (as stated in below clause 3.1) from the Rent Commencement Date and upon construction of SCHEDULE Property as set out in clause 0 hereunder.

1.2 The Lease of SCHEDULE Property will commence from 1st January 2020 (the" **Lease Commencement Date")** and the lease of SCHEDULE Property shall commence from the date the SCHEDULE Property is completed in full by the Lessor and the Lessee is put in possession and occupation of the same. Such date is hereinafter referred to as the Rent Commencement Date.

2. CONSTRUCTION

2.1 The Lesser has handed over 2000 Sq.ft of the super built up space as the constructed area to commence the rent from 1st Jan 2020, for a period of 30 years, at the rate of Rs 10,000/- PM as monthly rent, with increment of 5% at the end of every 5 years.

2.2 To enable any construction, the Lessee shall pay to the Lessor the refundable Amount (as stated in clause 5.1 below) during the course of construction in a phased manner. The Lesser shall use the said sum of **Rs.2,00,000/- (Rupees Two Lakhs only)** this amount shall use be refundable at the time of handling over of the asset by the Lessess to the Lessor after to expiry period or as per exit clause, the advance made shall solely be used to construct the required built-up area immediately over the Schedule B Property.

For Deccan Re Rolling Mill

Partner

Anotaleeb Tubsa

NOTARY DR. R.S. VIJAY BANGALORE Reg. No.5356 GOVT OF INDIA

2.3 Upon the Lessor completing such construction in the manner aforesaid, the Lessor shall lease, and to the Lessee, and the Lessee shall take on lease from the Lessor the SHEDULE Property in the manner set up in this Deed.

3. RENT

3.1 In consideration of the Lessor giving on lease the Demised Premises, the Lessee shall pay a lease rent of Rs.10,000/- (Rupees Ten Thousand Only) per month from the Rent Commencement Date 1ST Jan 2020.

3.2 The Lessee shall deduct the Loan Amount (as stated in clause 5.1 below), tax deducted at source and any other statutory deductions, as applicable, on the rent payable and pay the remainder to the Lesser.

3.3 The aforesaid rent shall stand increased at the rate of 5% (five percent) at the beginning of every five years if the Rent Commencement Date.

3.4 Neither this lease nor the rights or obligation hereunder shall be further leased out or delegated in whole or in part by the Lessee to any third party or entity without prior written approval of the Lessor. In the event of Lessor not approving the Lessee's request for sublease/delegation, Lessee shall be free to terminate the lease and there shall be no obligation /liabilities on the Lessee due to termination of the lease within lock-in Period. Further, upon such termination, Lessor shall forthwith pay back the Security Deposit and the balance Loan Amount (as stated in clause 5.1 below) to the Lessee.

3.5 The Lessee shall be responsible for the carrying out minor repairs and the maintenance of the SCHEDULE Property.

3.6 The rent, power consumption charges, which are to be paid by the Lessee, from the Rent Commencement Date, are exclusive of service tax, VAT, etc. Such service tax etc. as applicable, is to be paid by the Lessee.

3.7 During the Term, Lessee shall not to make any structural alterations and/or additional constructions to the Demised Premises without written permission of the Lessor, However, Lessee shall be at liberty to construct or fix any fittings or fixtures in the Demised Premises for such purposes as power generation, pneumatic lines, air-conditioning, installation of pipes, cables, internal cranes, partitions , all in according with the layout for the Lessee's Broad Vision Educational purpose, and to remove

For Deccan Re Rolling Mill

Partner

Andaleeb Tuba

NOTARY * DR. R.S. VIJAY BANGALORE Reg. No 5356 * GOVT OF INDIA

the same on expiry or earlier termination of the lease and restore/reinstate the Demised Premises to their original condition as it was let, subject to normal wear and tear, at its own expenses. Further, on termination of this Deed, the Lessee shall bear the cost of one coat of paint for the internal and external walls, windows grills structure of the SCHEDULE Property.

4. DURATION, LOCK-IN PERIOD AND RENEWAL

4.1 The lease of Schedule A Property shall come into effect from the Lease Commencement Date and lease of SCHUDLE Property shall commence from the Rent Commencement Date and both leases shall be valid for a period of 30 (Thirty)commencing from 1st Jan 2020 SCHEDULE property along with 15 days of grace period **("Term")** and shall be automatically terminated at the lessor, the lessee agree to get this agreement cancelled or it must be considered as cancelled after the expiry of the above period.

4.2 During the Term as described in clause 4.1 above, the lease rent shall be enhanced by 5% every 5 years, and on terms and conditions as may be mutually agreed between the parties.

5. SECURITY DEPOSIT

5.1 The Lessee has, until date paid to the Lessor, an amount of Rs.2,00.000/- (Rupees Two Lakhs Only), as and by way of an **interest free** refundable security deposit **(Security Deposit),** The Lessee to the Lessor vide Cash/Cheque/NEFT, receipt and satisfaction whereof is hereby acknowledge by the Lessor. Further, Lessee has, during the course of construction of the SHEDULE Property, given to the Lessor, in a phased manner, an amount of Rs.2,00,000/- (Rupees Two Lakhs Only) by way of interest free refundable deposit to enable the Lessor to construct and handover the SCHEDULE Property which amount shall be Refundable , interest free to be refunded at the time of expiry of the following manner in stages depending upon the construction and completion of the construction work of the SECHUDLE property, which shall be by way of Further requirement of the trust, it's the discretion of the.

The receipt and satisfaction whereof is hereby acknowledged by the Lessor.
The said security Deposit shall be refunded by the Lessor to the Lessee, forthwith upon expiry or earlier termination of the lease. The Lessor Agrees that in the event of any delay in such repayment, the Lessor will pay to the Lessee, interest, interest at the rate 5% per annum from the date of its becoming due and until full repayment thereof to the Lesse. The Lessee shall also be entitled to retain possession of the SCHEDULE Property, till such time the Security Deposit is repaid in full along with accrued interest thereon, without having to pay any rents or other amounts to the Lessor for the same.

For Deccan Re Rolling Mill

Partner

Andalaeb Tuba

NOTARY * DR. R.S. VIJAY BANGALORE Reg. No 5356 * GOVT OF INDIA

The parties agree that the refund of the Security Deposit and repayment of balance Loan Amount (in case of earlier termination of the lease) by the Lessor to the Lessee and returning the possession of the SCHEDULE Property by the Lessee to the Lessor shall be simultaneous.

6. LESSEE REPRESENTATIONS

6.1 The Lessee hereby agrees and covenants with Lessor that :

6.1.1 It will pay the monthly lease rents, in advance, on or before the 10th (tenth) day of each concerned calendar month of tenancy on receipt of the invoice from the Lessor, subject, however, any deductions required to be made by law. The Lessee shall furnish to the Lessor, copy of the required certificates / receipts evidencing the deduction of taxes;

6.1.2 It will use the Demised Premises exclusively for the purpose of conducting its business lawfully and not for any other purpose. The Demised Premises shall not be used to carry out any offensive or prohibited trade or for any unlawful business. The Lessee, in its capacity as lessee of the Demised Premises, shall obtain the required licenses and certificates from the concerned authorities, including without limitation to clearance from the pollution control board.

6.1.3 It will promptly pay all electricity/ water charger in respect of the Demised Premises pertaining to the Term, at actual commencing from Rent Commencement Date. The Lessor will pay all above mentioned chargers up to the Rent Commencement Date and assures the Lessee that there are no amounts due to the concerned authorities/ agencies on this account;

6.1.4 The Lessee will allow the Lessor and his agents and servants, with prior written notice to the Lessee and at reasonable times agreed in advance by both Parties, enter the Demised Premises and to inspect and repair the same;

6.1.5 Upon the expiry or earlier termination of the lease and subjects to obtaining refund of the Security Deposit made by the Lessee and to the other provisions herein contained , to surrender vacant possession of the Demised Premises to the Lessor without claiming any payments towards relocation or shifting/ moving expenses;

6.1.6 It will during the subsistence of the lease, attend to minor repairs and routine maintenance of the Demised Premise and keep the Demised Premises in good and tenantable conditions, subject however to normal wear and tear; and

6.1.7 The Lessor is entitled is to adjust and deduct from the Security Deposit, the cost of damages, if any, caused to the Demised Premises, normal wear and tear excepted, and the Lessee is entitled to the balance Security Deposit. However, the Lessor shall make such deductions towards cost of damages ass assessed and certified

For Deccan Re Rolling Mill

Partner

Andalab Tuba

NOTARY DR. R.S. VIJAY BANGALORE Reg. No 5356 GOVT OF INDIA

by a mutually accepted neutral person having technical expertise in this regard. The parties hereby unconditionally and willingly agree the that the said expert shall be mutually decided within a period of 10 (ten) days from the time either party gives written notice to the other that there is a need to appoint such an expert. Both the parties agree the appointed expert's finding with regards to the quantum of damages caused to the Scheduled B Property shall be final and binding on the parties.

7. LESSOR REORESENTATIONS

7.1 The Lessor represent, agrees and covenants with the Lessee, that:

7.1.1 The Lessor is/ will be the absolute owner of the schedule A Property and the to be constructed SCHEDULE Property and has/shall have the absolute, unencumbered and unrestricted rights and power to lease the Demised Premises to Lessee as herein provided;

7.1.2 Complete the construction of SCHEDULE Property in full compliance with applicable law (including without limitation, obtaining the sanction for the building plan, at its own cost, from the appropriate authorities) and lease the same to the Rent Commencement Date in accordance with terms of this Deed and failure to do so shall be considered as a material breach of this Deed;

7.1.3 There is shall be no mortgage, lien, charge or encumbrance over the Demised Premises so as to deprive the Lessor of his right to lease the Demised Premises to the Lessee and that there is/shall be no restriction, bar, constraint or prohibition to the lease of the Demised Premises by the Lessor to the Lessee or to the use thereof by the Lessee for its business purposes. Further, Lessor shall inform, in writing, the Lessee; of all the encumbrances on the Schedule A, Property and/or the SCHEDULE Property, on the Lease Commencement Date and as when they may be created during the Term;

7.1.4 The property tax, with respect to Demised Premises, payable to concerned Revenue Authorities or any other agency is the sole responsibility of the Lessor. The Lessor shall, at his cost, obtain for and on behalf of the Lessee all the required permissions to enable the Lessee to conduct its business from the Demised Premises and shall at his cost obtain all required permissions for the construction of the SCHEDULE Property. The Lessor shall, indemnify and keep fully indemnified the Lessee from and against any and all consequences that may arise on account of the Lessee failing to pay the tax on the Demised Premises;

For Deccan Re Rolling Mill

Partner

NOTARY
DR. R.S. VIJAY
BANGALORE
Reg. No 5356
GOVT OF INDIA

7.1.5 The Lessee, on paying the rent and performing and observing the terms and covenants as mentions herein and on its part to be performed, may peacefully hold and enjoy the Demised Premises during the term of the lease, without any interruption, interference or claims by or from the Lessor or any person claiming under, through or in trust for the Lessor;

7.1.6 The Lessee shall be entitled to use, occupy and operate from the Demised Premises, 24 (twenty four) hours a day, 365 (three sixty five) days a year from the Lease Commencement Date/term, with all utilities, at no additional cost;

7.1.7 The Lessor will permit the Lessee to install its signage at the SCHEDULE Property, at no extra cost;

7.1.8 The Lessor shall promptly carry out major repair or replacement works with respect to the SCHEDULE Property. If the Lessor fails to attend/complete such major repairs as requested by the Lessee, with in a 30 (Thirty) days then the Lessee may get the repairs done, at its cost, which shall be reimbursed by the Lessor without any delay. However, Lessor shall not be responsible to carry out repair necessitated solely due to Lessee or its employee's fault or gross negligence;

7.1.9 Forthwith upon expiry or earlier termination of the lease, and without the necessity of any demand from the Lessee, to refund in full to the Lessee, the Security Deposit along with any outstanding loan Amount, paid by the lessee and any other amounts, whatever, then remaining due to the Lessee after deducting any arrears of monthly lease rent, electricity consumption charges and the cost of any willful damages caused by the Lessee to the Demised Premises and to permit the Lessee to remove from the Demised Premises, any fixtures, fittings, appliances or other improvement belonging to or provided by the Lessee in or about the SCHEDULE Property, without causing any damages to the SCHEDULE Property; and

7.1.10 In event of sale of the Demised Premises effected by the Lessor to any other party, wholly or partly, such sale shall be expressly made subject to the lease in favor of the Lessee as evidenced hereby, so as to ensure that the concerned purchaser or transferee aggress to be, and is, bound by the terms and conditions contained in this Deed. In this connection, the Lessor undertakes to obtain from the transferee, an unconditional undertaking to be bound by all the terms and conditions of this Deed including to refund of the Security Deposit and along with any outstanding Loan Amount, held/availed by the Lessor and a copy of the same shall be provided to the Lessee before such sale;

7.1.11 The Lessor will, at his cost, do all such further acts, deeds or things or execute such further documents and assurances and get such further documents, consents and approvals from any authorities, as may be called upon by the Lessee or as may be

For Deccan Re Rolling Mill

Partner

Andaleeb Tuba

NOTARY * DR. R.S. VIJAY BANGALORE Reg.No 5356 * GOVT OF INDIA

necessary, to perfect and clear the unencumbered and absolute leasehold rights and interest of the Lessee in the Demised Premises and its continued possession and use by the Lessee for its business purposes;

7.1.12 The Lessor has not, in the use and occupation of the Demised Premises or otherwise, contravened any law, rule, regulation or other legal requirements whatsoever

7.1.13 The Demised Premises Shall be provided to he Lessee with electricity (of ___ KV), Sewage connections in accordance with applicable laws and bills pertaining thereto have been paid by the Lessor until the Rent Commencement Date; the lessor has also agreed to dig bore well and also provide a sump for storage of minimum 15000 to 20000 storage of water at his own costs.

7.1.14 The Lessor agrees to indemnify and shall keep indemnified the Lessee, from and against all or any claims, damages, costs, expenses and consequences whatever arising from or in any manner related to any non-performance or breach by the Lessor of the provisions of this Deed or of any law, including in respect of the construction, use and/ or occupation of the Demised Premises including nonpayment of property taxes; and

7.1.15 The Lessor shall obtain and keep in force adequate insurance covers to protect against any loss and damages due to natural disasters, fire accidents, civil commotion, riot, storm, tempest, flood or any inevitable accident or any other irresistible force or an act of god causing damages to the Demised Premises or any other assets of the Lessor that is provided to the Lessee. However, the insurance cover will not protect the fixtures, fit-outs or equipment brought in by the Lessee within the Demised Premises for which Lessee may take a separate insurance cover in its name.

8. TERMINATION AND PENALTY

8.1 In the event if termination of lease during the lock-in period for reasons attributable to the Lessee, the Lessee shall be liable to pay the Lessor a sum equivalent to the rent payable by the Lessee, for termination on account of breach by the Lessor or Force Majeure.

8.2 Lessor shall under no circumstances terminate the lease from the Lease Commencement Date and during the Term except for reasons off nonpayment of rent as set out in clause 8.4 below.

8.3 Notwithstanding anything contained in clause 8.2 above or this Deed, Lessee may immediately terminate this Deed, without incurring any liability, for: (i) any

For Deccan Re Rolling Mill

Partner

Anvalech Tuba

NOTARY DR. R.S. VIJAY BANGALORE Reg. No 5356 GOVT OF INDIA

SIGNED and DELIVERED,
For and on behalf of,
M/S BROAD VISION EDUCATIONAL AND WELFARE TRUST (Reg)
The Lessee aforesaid,
By its Authorized Signatory,
MS ANDALLEB TUBA
PRESIDENT

WITNESSES:

1. Virupaksha.S VIRUPAKSHA.S
Kengeri bangalore.

2. ~~[illegible]~~ - Sukesh.
V V Puram, Bangalore

LESSORS

Andaleeb Tuba
LESSEE

NOTARY
DR. R.S. VIJAY
BANGALORE
Reg. No 5356
GOVT OF INDIA

ATTESTED BY ME
R. S. VIJAY
NOTARY PUBLIC, GOVT. OF INDIA
"Trinity", 9th Cross, Brindavan Layout,
Horamavu, BENGALURU - 560 043.

PRINCIPAL
BROADVISION WORLD SCHOOL
Hennur Garden, Hennur
Bengaluru-560 043

BROAD VISION WORLD SCHOOL
Survey No. 29/3B Hennur Garden
Bengaluru-560 043

MANAGER
BROADVISION WORLD SCHOOL
Survey No. 29/3B, Hennur Garden,
Hennur Road Cross, Near D'Mart,
Ward No. 24, Bengaluru-560 043.

Bk-I 3760/19-20

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ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು ₹ 2/-

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD. BACSL

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LEASE DEED

THIS LEASE DEED is made and executed on this 30th day of October, Two Thousand and Nineteen (30/10/2019) at Bangalore.

Between

M/s THE DECCAN RE-ROLLING MILLS, No. 29/B, Hennur Village, Kasaba Hobli, Bangalore – 560 043, Represented by its Managing Partner **Mr. ATHIQUE AHMED,** (hereinafter called the "**Lessor**", which expression, where the context admits, shall include his heirs, representatives, executors and administrators), of the ONE PART;

And

M/S BROAD VISION EDUCATIONAL AND WELFARE TRUST" (Reg), Represented by its President, Ms. ANDALEEB TUBA, situated at No. B7, B8 & B9, Gem Plaza, Infantry Road, Bangalore – 560001, (hereinafter referred to as **LESSEE** which expression shall, wherever the contest so requires or admits mean and include its successors in office and assignees of the **OTHER PART.**

WHEREAS, the lessor is the owner of the **M/s The Deccan RE-Rolling Mills, Bearing old Sy.No. 29/3 and resurvey number as sy no 29/3B, Measuring 1 Acre 25 guntas, BBMP Khatha No. 736/29/3B, situated at Hennur Village, Bengaluru North Taluk, Bengaluru,** which is property is morefully described in the schedule and hereinafter called as Schedule A Property.

Whereas originally the Schedule A Property was acquired by MR Shavak Irani under a Sale Deed dated 29/06/1972, vide document no. 1677/1972-73, Book – I, Volume No. 2816, Pages: 229 - 233, for valuable sale consideration and subsequent thereto the said owner Mr. Shavak Irani, converted the property from agricultural to non agricultural industrial purpose vide order No.B.DIS.ALN.SR.6543/75-76, Dated 11/12/1973, issued by the Special Deputy Commissioner, Bangalore Dist., Bangalore}, along with other partners formed a partnership firm vide registration no 268/84-85, dated 8/5/1984,, under the name and style as "The Deccan Re-Rolling Mills", by contributing the schedule property as his share in the partnership firm, and subsequent there to the said firm was reconstituted several times and finally a reconstitution of the partnership took place on 1st January 2019, whereby the above **Lessor** became the absolute owner of the schedule property along with other assets and liabilities of the partnership firm, and thereafter the present Managing Partner has settled all the partners and has taken the assets of the firm and has now succeeded and he is the Managing Partner of the firm , the Firm has been in peaceful possession and, uninterrupted possession and enjoyment of the same and has been exercising all acts of ownership over the same.

For Deccan Re Rolling Mill

Partner

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

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ಶ್ರೀ M/s BROAD VISION EDUCATIONAL AND WELFARE TRUST (Reg) Rep by its President Ms. Andaleeb Tuba , ಇವರು 10800.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	10800.00	DD No 908785 Rs.10800/- dated 15/Oct/2019 drawn on VIJAYA BANK,ADUGODI BANGALORE.
ಒಟ್ಟು :	10800	

ಸ್ಥಳ : ಗಾಂಧಿನಗರ

ದಿನಾಂಕ : 30/10/2019

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಗಾಂಧಿನಗರ, ಬೆಂಗಳೂರು-9

Designed and Developed by C- DAC ,ACTS Pune.

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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
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The Lessee being the **President** of the aforementioned educational trust , has been looking for new places for expansion of the activities of the trust, Whereas the **lessee** has approached the lessor to lease out the SCHEDULE property i.e., **Broad Vision Educational and Welfare Trust (Reg),** and lessor has agreed to lease out the same to the lessee. The following terms and conditions have been mutually agreed upon between the parties:-

NOW THEREFORE THIS AGREEMENT WITNESSETH as follows:

1. LEASE

1.1 In consideration of the rent herein reserved and the covenants herein contained, the Lessor leases to the Lessee:

1.1.1 the Schedule A Property as on and with effect from Lease Commencement Date; and

1.1.2 SCHEDULE Property as on and with effect from the Rent Commencement Date, to hold the same unto the Lessee, for the Term, paying therefore, a lease rent (as stated in below clause 3.1) from the Rent Commencement Date and upon construction of SCHEDULE Property as set out in clause 0 hereunder.

1.2 The lease of SCHEDULE Property will commence from 1st January 2020 (the "**Lease Commencement Date**") and the lease of SCHEDULE 'B' Property shall commence from the date the SCHEDULE Property is completed in full by the Lessor and the Lessee is put in possession and occupation of the same. Such date is hereinafter referred to as the Rent Commencement Date.

2. CONSTRUCTION

2.1 The Lessor has handed over 2000 Sft of the super built up space as the constructed area to commence the rent from 1st Jan 2020, for a period of 29 years, at the rate of Rs 10,000/- PM as monthly rent, with increment of 5% at the end of every 5 years.

2.2 To enable any construction, the Lessee shall pay to the Lessor the refundable Amount (as stated in clause 5.1 below) during the course of construction in a phased manner. The Lessor shall use the said sum of **Rs.2,00,000/- (Rupees Two Lakhs only**) this amount shall be refundable at the time of handing over of the asset by the lessess to the lessor after the expiry period or as per exit clause, the advance made shall solely be used to

For Deccan Re Rolling Mill

Andalub Tuba

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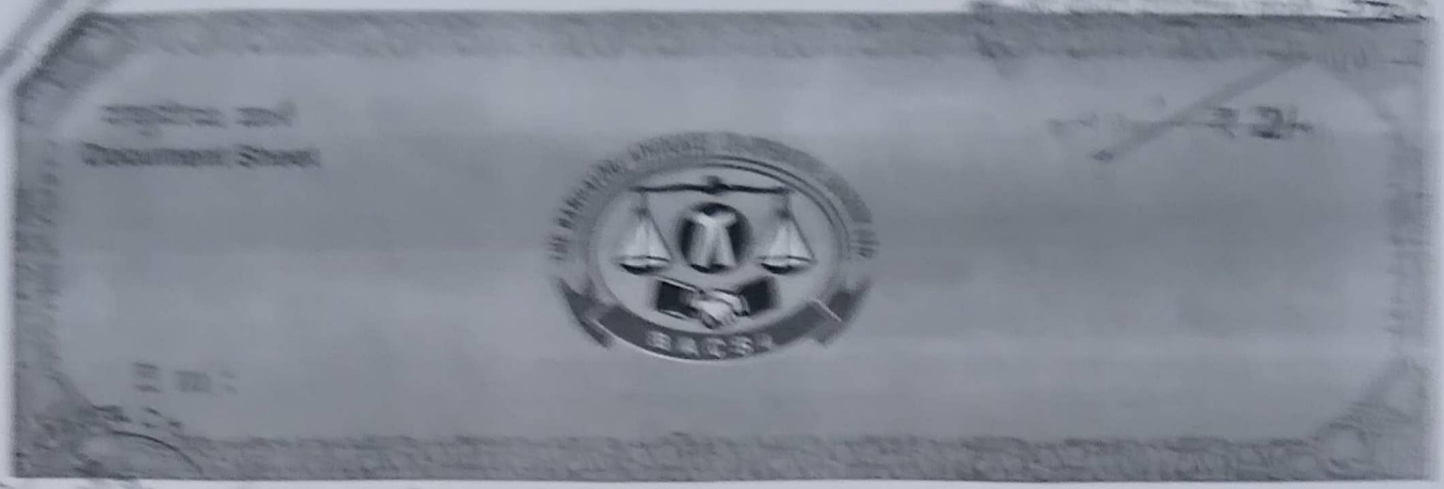
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ಗಾಂಧಿನಗರ, ಬೆಂಗಳೂರು-9

ಬರೆಯಿಸಿಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

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1	M/s BROAD VISION EDUCATIONAL AND WELFARE TRUST (Reg) Rep by its President Ms. Andaleeb Tuba (ಬರೆಸಿಕೊಂಡವರು)			Andaleeb Tuba
2	M/s THE DECCAN RE-ROLLING MILLS Rep by its Managing Partner Mr. Athique Ahmed . (ಬರೆಯಿಸಿಕೊಡುವವರು)			For Deccan Re Rolling Mills Athique Ahmed Partner

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construct the required builtup area immediately over the Schedule B Property.

2.3 Upon the Lessor completing such construction in the manner aforesaid, the Lessor shall lease to the Lessee, and the Lessee shall take on lease from the Lessor the SCHEDULE Property in the manner set out in this Deed.

3. RENT

3.1 In consideration of the Lessor giving on lease the Demised Premises, the Lessee shall pay a lease rent of Rs. 10,000/- (Rupees Twenty Thousand Only) per month from the Rent Commencement Date Jan 2020.

3.2 The Lessee shall deduct the Loan Amount (as stated in clause 5.1 below), tax deducted at source and any other statutory deductions, as applicable, on the rent payable and pay the remainder to the Lessor.

3.3 The aforesaid rent shall stand increased at the rate of 5% (five percent) at the beginning of every five years of the Rent Commencement Date.

3.4 Neither this lease nor the rights or obligation hereunder shall be further leased out or delegated in whole or in part by the Lessee to any third party or entity without prior written approval of the Lessor. In the event of Lessor not approving the Lessee's request for sublease/delegation, Lessee shall be free to terminate the lease and there shall be no obligations/liabilities on the Lessee due to termination of the lease within Lock-in Period. Further, upon such termination, Lessor shall forthwith pay back the Security Deposit and the balance Loan Amount (as stated in clause 5.1 below) to the Lessee.

3.5 The Lessee shall be responsible for the carrying out of minor repairs and the maintenance of the SCHEDULE Property.

3.6 The rent, power consumption charges, which are to be paid by the Lessee, from the Rent Commencement Date, are exclusive of service tax, VAT, etc. Such service tax, etc. as applicable, is to be paid by the Lessee.

3.7 During the Term, Lessee shall not to make any structural alterations and/or additional constructions to the Demised Premises without written permission of the Lessor. However, Lessee shall be at liberty to construct or fix any fittings or fixtures in the Demised Premises for such purposes as power generation, pneumatic lines, air-conditioning, installation of pipes, cables, internal cranes, partitions, all in accordance with the layout for the Lessee's Broad Vision Educational purpose, and to remove the same on

For Deccan Re Rolling Mills

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1	M.A Hasan No. 12B, 1st Main, 5th Cross Road, RMV 2nd Stage, Bangalore.	
2	Nisar Ahmed No. 201, Banashankari 3rd Stage, Bangalore.	Nisar Ahmed

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ಗಾಂಧಿನಗರ, ಬೆಂಗಳೂರು

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ಗಾಂಧಿನಗರ, ಬೆಂಗಳೂರು-9

Designed and Developed by C-DAC, ACTS, Pune

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expiry or earlier termination of the lease and restore/reinstate the Demised Premises to their original condition as it was let, subject to normal wear and tear, at its own expenses. Further, on termination of this Deed, the Lessee shall bear the cost of one coat of paint for the internal and external walls, windows grills structures of the SCHEDULE Property.

4. DURATION, LOCK- IN PERIOD AND RENEWAL

4.1 The lease of Schedule A Property shall come into effect from the Lease Commencement Date and lease of SCHEDULE Property shall commence from the Rent Commencement Date and both leases shall be valid for a period of 29 (Twenty nine) years commencing from 1st Jan 2020 SCHEDULE property along with 15 days of grace period ("**Term**") and shall be automatically terminated at the end of the Term. Their shall not be any extension of this agreement by the lessor, the lessee agree to get this agreement cancelled or it must be considered as cancelled after the expiry of the above period.

4.2 During the Term as described in clause 4.1 above, the lease rent shall be enhanced by 5% every 5 years, and on terms and conditions as may be mutually agreed between the parties.

5. SECURITY DEPOSIT

5.1 The Lessee has, until date paid to the Lessor, an amount of Rs.2,00,000/- (Rupees Two lakhs Only), as and by way of an **interest free** refundable security deposit ("**Security Deposit**"). The Security Deposit of Rs.2,00,000/- (Rupees Two lakhs Only) has been by paid by the Lessee to the Lessor vide Cash/Cheque/NEFT, receipt and satisfaction whereof is hereby acknowledged by the Lessor. Further, Lessee has, during the course of construction of the SCHEDULE Property, given to the Lessor, in a phased manner, an amount of Rs.2,00,000/- (Rupees Two lakhs Only) by way of interest free Refundable deposit to enable the Lessor to construct and handover the SCHEDULE Property which amount shall be Refundable , interest free, to be refunded at the time of expiry of the lease period". The "Loan Amount" shall be paid to the lessor in the following manner in stages depending upon the construction and completion of the construction work of the SCHEDULE property, which shall be by way of further requirement of the trust, it's the discretion of the .

The receipt and satisfaction whereof is hereby acknowledged by the Lessor. The said Security Deposit shall be refunded by the Lessor to the Lessee, forthwith upon expiry or earlier termination of the lease. The Lessor agrees that in the event of any delay in such repayment, the Lessor will pay to the

For Deccan Re Rolling Mill

Nthique Ahmed

Andaleeb Tuba

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Lessee, interest at the rate of 5% per annum from the date of its becoming due and until full repayment thereof to the Lessee. The Lessee shall also be entitled to retain possession of the SCHEDULE Property, till such time the Security Deposit is repaid in full along with accrued interest thereon, without having to pay any rents or other amounts to the Lessor for the same. The parties agree that the refund of the Security Deposit and repayment of balance Loan Amount (in case of earlier termination of the lease) by the Lessor to the Lessee and returning the possession of the SCHEDULE Property by the Lessee to the Lessor shall be simultaneous.

6. LESSEE REPRESENTATIONS

6.1 The Lessee hereby agrees and covenants with the Lessor that :

6.1.1 It will pay the monthly lease rents, in advance, on or before the 10th(tenth) day of each concerned calendar month of tenancy on receipt of the invoice from the Lessor, subject, however, any deductions required to be made by law. The Lessee shall furnish to the Lessor, copy of the required certificates/receipts evidencing the deduction of taxes;

6.1.2 It will use the Demised Premises exclusively for the purpose of conducting its business lawfully and not for any other purpose. The Demised Premises shall not be used to carry out any offensive or prohibited trade or for any unlawful business. The Lessee, in its capacity as lessee of the Demised Premises, shall obtain the required licenses and certificates from the concerned authorities, including without limitation to clearance from the pollution control board.

6.1.3 It will promptly pay all electricity/water charges in respect of the Demised Premises pertaining to the Term, at actuals commencing from Rent Commencement Date. The Lessor will pay all above mentioned charges up to the Rent Commencement Date and assures the Lessee that there are no amounts due to the concerned authorities/agencies on this account;

6.1.4 The Lessee will allow the Lessor and his agents and servants, with prior written notice to the Lessee and at reasonable times agreed in advance by both Parties, to enter the Demised Premises and to inspect and repair the same;

6.1.5 Upon the expiry or earlier termination of the lease and subject to obtaining refund of the Security Deposit made by the Lessee and to

For Deccan Re Rolling Mill

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the other provisions herein contained, to surrender vacant possession of the Demised Premises to the Lessor without claiming any payments towards relocation or shifting/moving expenses;

6.1.6 It will during the subsistence of the lease, attend to minor repairs and routine maintenance of the Demised Premises and keep the Demised Premises in good and tenantable condition, subject however to normal wear and tear; and

6.1.7 The Lessor is entitled to adjust and deduct from the Security Deposit, the cost of damages, if any, caused to the Demised Premises, normal wear and tear excepted, and the Lessee is entitled to the balance Security Deposit. However, the Lessor shall make such deductions towards cost of damages as assessed and certified by a mutually accepted neutral person having technical expertise in this regard. The parties hereby unconditionally and willingly agree that the said expert shall be mutually decided within a period of 10 (ten) days from the time either party gives written notice to the other that there is a need to appoint such an expert. Both the parties agree the appointed expert's finding with regards to the quantum of damages caused to the Scheduled B Property shall be final and binding on the parties.

7. LESSOR REPRESENTATIONS

7.1 The Lessor represents, agrees and covenants with the Lessee, that :

7.1.1 The Lessor is/will be the absolute owner of the Schedule A Property and the to be constructed SCHEDULE Property and has/shall have the absolute, unencumbered, unimpeded and unrestricted right and power to lease the Demised Premises to Lessee as herein provided;

7.1.2 Complete the construction of SCHEDULE Property in full compliance with applicable law (including without limitation, obtaining the sanction for the building plan, at its own cost, from the appropriate authorities) and lease the same to the Lessee by the Rent Commencement Date in accordance with the terms of this Deed and failure to do so shall be considered as a material breach of this Deed;

7.1.3 There is/shall be no mortgage, lien, charge or encumbrance over the Demised Premises so as to deprive the Lessor of his right to lease the Demised Premises to the Lessee and that there is/shall be no restriction, bar, constraint or prohibition to the lease of the Demised Premises by the Lessor to the Lessee or to the use thereof by the

For Deccan Re Rolling Mill

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Lessee for its business purposes. Further, Lessor shall inform, in writing, the Lessee, of all the encumbrances on the Schedule A Property and/or the SCHEDULE Property, on the Lease Commencement Date and as and when they may be created during the Term;

7.1.4 The property tax, with respect to Demised Premises, payable to concerned Revenue Authorities or any other agency is the sole responsibility of the Lessor. The Lessor shall, at his cost, obtain for and on behalf of the Lessee all the required permissions to enable the Lessee to conduct its business from the Demised Premises and shall at his cost obtain all required permissions for the construction of the SCHEDULE Property. The Lessor shall, indemnify and keep fully indemnified the Lessee from and against any and all consequences that may arise on account of the Lessee failing to pay the tax on the Demised Premises;

7.1.5 The Lessee, on paying the rent and performing and observing the terms and covenants as mentioned herein and on its part to be performed, may peacefully hold and enjoy the Demised Premises during the term of the lease, without any interruption, interference or claims by or from the Lessor or any person claiming under, through or in trust for the Lessor;

7.1.6 The Lessee shall be entitled to use, occupy and operate from the Demised Premises, 24 (twenty four) hours a day, 365 (three sixty five) days a year from the Lease Commencement Date/Term, with all utilities, at no additional cost;

7.1.7 The Lessor will permit the Lessee to install its signage at the SCHEDULE Property, at no extra cost;

7.1.8 The Lessor shall promptly carry out major repair or replacement works with respect to the SCHEDULE Property. If the Lessor fails to attend/complete such major repairs as requested by the Lessee, with in a 30 (thirty) days, then the Lessee may get the repairs done, at its cost, which shall be reimbursed by the Lessor without any delay. However, Lessor shall not be responsible to carry out repair necessitated solely due to Lessee or its employees' fault or gross negligence;

7.1.9 Forthwith upon expiry or earlier termination of the lease, and without the necessity of any demand from the Lessee, to refund in full to the

For Deccan Re Rolling Mill

Andaleeb Tuba

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Lessee, the Security Deposit along with any outstanding Loan Amount, paid by the Lessee and any other amounts, whatsoever, then remaining due to the Lessee after deducting any arrears of monthly lease rent, electricity consumption charges and the cost of any willful damage caused by the Lessee to the Demised Premises and to permit the Lessee to remove from the Demised Premises, any fixtures, fittings, appliances or other improvements belonging to or provided by the Lessee in or about the SCHEDULE Property, without causing any damage to the SCHEDULE Property; and

7.1.10 In the event of sale of the Demised Premises effected by the Lessor to any other party, wholly or partly, such sale shall be expressly made subject to the lease in favor of the Lessee as evidenced hereby, so as to ensure that the concerned purchaser or transferee agrees to be, and is, bound by all the terms and conditions contained in this Deed. In this connection, the Lessor undertakes to obtain from the transferee, an unconditional undertaking to be bound by all the terms and conditions of this Deed including to refund of the Security Deposit and along with any outstanding Loan Amount, held/availed by the Lessor and a copy of the same shall be provided to the Lessee before such sale;

7.1.11 The Lessor will, at his cost, do all such further acts, deeds or things or execute such further documents and assurances and get such further documents, consents and approvals from any authorities, as may be called upon by the Lessee or as may be necessary, to perfect and clear the unencumbered and absolute leasehold rights and interest of the Lessee in the Demised Premises and its continued possession and use by the Lessee for its business purposes;

7.1.12 The Lessor has not, in the use and occupation of the Demised Premises or otherwise, contravened any law, rule, regulation or other legal requirements whatsoever;

7.1.13 The Demised Premises shall be provided to the Lessee with electricity (of ___ KV), sewage connections in accordance with applicable laws and all bills pertaining thereto have been paid by the Lessor until the Rent Commencement Date; the lessor has also agreed to dig borewell and also provide a sump for storage of minimum 15000 to 20000 storage of water at his own costs.

7.1.14 The Lessor agrees to indemnify and shall keep indemnified the Lessee, from and against all or any claims, damages, costs, expenses and

For Deccan Re Rolling Mill

Anglaleb Tuba

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ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು 2/-
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consequences whatsoever arising from or in any manner related to any non-performance or breach by the Lessor of the provisions of this Deed or of any law, including in respect of the construction, use and/or occupation of the Demised Premises including nonpayment of property taxes; and

7.1.15 The Lessor shall obtain and keep in force adequate insurance cover to protect against any loss and damage due to natural disasters, fire accident, civil commotion, riot, storm, tempest, flood or any inevitable accident or any other irresistible force or an act of god causing damage to the Demised Premises or any other assets of the Lessor that is provided to the Lessee and shall give a photocopy of the insurance policy document to the Lessee. However, the insurance cover will not protect the fixtures, fit-outs or equipment brought in by the Lessee within the Demised Premises for which Lessee may take a separate insurance cover in its name.

8. TERMINATION AND PENALTY

8.1 In the event of termination of lease during the Lock-in Period for reasons attributable to the Lessee, the Lessee shall be liable to pay the Lessor a sum equivalent to the rent payable for the remainder of the Lock-in Period. No such penalty will be payable by the Lessee, for termination on account of breach by the Lessor or Force Majeure.

8.2 Lessor shall under no circumstances terminate the lease from the Lease Commencement Date and during the Term except for reasons of nonpayment of rent as set out in clause 8.4 below.

8.3 Notwithstanding anything contained in clause 8.2 above or this Deed, Lessee may immediately terminate this Deed, without incurring any liability, for: (i) any representation of the Lessor in this Deed being incorrect or inaccurate; or (ii) breach by the Lessor of his representation/obligation set out in clause 7.1.2 or (ii) material breach of any of the terms hereof by the Lessor. The Lessee will also be entitled to terminate this lease without penalty in the event of any claims pertaining to nonpayment of property taxes.

8.4 In the event of the rent hereby reserved or any part thereof remaining unpaid for (2) two consecutive months, the Lessor shall have the right to terminate the lease and re-enter the Demised Premises by giving to the Lessee 3 (three) months written notice, provided such non-payment of rent still continues at the end of such notice period and after refunding to the Lessee the payable Security Deposit (after deduction if any)along with any outstanding Loan

For Deccan Re Rolling Mill

Andaleb Tuba

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Amount, paid to the Lessor by the Lessee. This shall be the sole right of termination on the part of the Lessor. It is clarified that if the Lessee does not pay the rent as above and the lease is terminated on this account during the lock in period the Lessee will be liable to pay the remaining rent for the Lock in Period.

9. NOTICE

9.1 Any notices, requests and other communication required or permitted hereunder shall be in writing and shall be given by hand against written acknowledgement of receipt, or sent by registered mail, or by facsimile followed by a confirmation letter by registered mail, to the Parties at the addresses set forth in this Deed or as may be communicated to each other in case of any change in the address.

10. REGISTRATION

10.1 The Lessor agrees that he will, without delay and in any case immediately upon being required by the Lessee, get this Deed registered with the concerned Sub-Registrar of Assurances and for the purpose obtain and provide to the Lessee all the required papers, documents, records and consents, and do all other acts, deeds and things necessary to perfect the lease hold rights of the Lessee in respect of the Demised Premises. The Lessor will also execute and provide all such papers, if required, such as no-objection certificate, etc., required to enable the Lessee to obtain additional electrical power for the SCHEDULE Property. The Lessee shall, however, bear and pay all the stamp duty, registration and other incidental expenses connected with registration of this Deed.

11. FORCE MAJEURE

11.1 In case the Demised Premises is destroyed or partially damaged by fire, flood, war, etc., (which doesn't include Lessee's gross negligence, intentional act or misuse of Demised Premises by Lessee's agents or visitors to Demised Premises), ("**Force Majeure**") or becomes unfit for occupation or use, the rent payable by the Lessee to the Lessor shall be suspended till such time as the Demised Premises is restored to its original condition by the Lessor, at the Lessor own cost and expense. Further, notwithstanding anything stated herein, the Lessee will be entitled to terminate this lease and receive a refund of the Security Deposit and along with any outstanding Loan Amountin the event of any Force Majeure event preventing the use and occupation of the Demised Premises for a period in excess of 2 (two) months. It is clarified that no penalty will be paid for such termination.

For Deccan Re Rolling Mills

Andaleeb Tuba

Nafeez Ahmed

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12. DISPUTE RESOLUTION

12.1 Any dispute arising out of or in connection with this Deed shall be first referred to arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any re-enactment of statutory modification thereof. The arbitration proceedings shall be in English language and shall be held in Bangalore. The Parties will be free to approach the courts for any urgent or injunctive relief. The Courts at Bangalore will have sole jurisdiction.

13. DISCLAIMER OF LIABILITY

13.1 Neither Party will, under any circumstances, be liable to the other for any incidental, consequential, penal, and exemplary or like damages (including for loss of profits or business) even if advised of the possibility of the same.

SCHEDULE A
("Schedule A Property")

All that piece and parcel of property belonging to **M/s The Deccan RE-Rolling Mills, bearing old Sy.No 29/3 and new resurvey no 29/3B, Measuring 1 Acre 25 guntas, converted vide order No.B.DIS.ALN.SR.6543/75-76, Dated 11/12/1973, issued by the Special Deputy Commissioner, Bangalore Dist., Bangalore}, BBMP Khatha No. 736/29/3B, situated at Hennur Village, Bengaluru North Taluk, Bengaluru**, with 2000 sft of building space and bounded as follows:

On the East by	:	Chelukere land
On the West by	:	Govt land and Kharab with Road
On the North by	:	Narayanappa and Anjinappa's land
On the South by	:	Sy.No. 30 and Stone quarry

IN WITNESS WHEREOF, the Parties hereto have executed this Deed at Bangalore on the day and year first above written.

SIGNED and DELIVERED
by the Lessor aforesaid,
MR. ATHIQUE AHMED
Managing Partner
M/S THE DECCAN RE-ROLLING MILLS

For Deccan Re Rolling Mill

Partner

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SIGNED and DELIVERED,
for and on behalf of,
M/S BROAD VISION EDUCATIONAL AND WELFARE TRUST (Reg)
The Lessee aforesaid,
by its Authorised Signatory,
MS ANDALEEB TUBA Andaleeb Tuba
PRESIDENT

In the presence of witnesses:

1. M. A - HASAN
#12 12 1st MAIN
Cross Road
Ram II^nd Stage
BHOOPASANDRA BANGALORE-94

2. FAIZAN AHMED
#32, 3rd floor, Moore Road,
Frazer Town, Bangalore - 560-005

Drafted by:
Adocate Syed Mubashir Ahmed
144,KUSTC LAYOUT.
Teacher's colony, B-34

PRINCIPAL
BROADVISION WORLD SCHOOL
Hennur Garden, Hennur
Bengaluru-560 043

BROAD VISION WORLD SCHOOL ★ Survey No. 29/3B Hennur Garden ★ Bengaluru-560 043

MANAGER
BROADVISION WORLD SCHOOL
Survey No. 29/3B, Hennur Garden,
Hennur Road Cross, Near D'Mart,
Ward No. 24, Bengaluru-560 043.