Annexure-B

CERTIFICATE OF LAND

File No:..... Date: 24/09/2026

Certified that the land measuring **7992.54 sq. meters** is owned by the **ANJURBAI RAVI NAGINKERE** by way of **LEASE DEED** wide no : **7743/2025-26 Dated:04/03/2026.**

It is further certified that the owner of the land has given as a lease deed the said land to **Smt ANJURBAI RAVI NAGINKERE ,** behalf of Secretary, **Sri Shambhulingeshwar Educational and Charitable Trust ®** Manthal, Basava Kalyan (TQ), Bidar (DI), Karnataka fully described in the schedule mentioned hereinafter with the following details as permanently.

Sl.No	**Particulars**	**Details**
1.	Plot No. (s)/Survey No. (s) / Khasra No.(s)/Khata No. (s) / Khatauni No. (s)	**Survey No : 135/5**
2	Name of street/village, Sub Division, District and State	Manthal, Basava Kalyan (TQ), Bidar (DI), 585419

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that **GYAN GANGA INTERNATIONAL SCHOOL,,** Manthal, Basava Kalyan (TQ), Bidar (DI), 585419 run by name of **Sri Shambhulingeshwar Educational and Charitable Trust ®** is located on the said plot of land.

THE SCHEDULE OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring **7992.54 sq. meters (1 Acre , 39 gutas)** situated in **Survey No :135/5,** at Manthal, Basava Kalyan (TQ), Bidar (DI), 585419 and bounded as follows :

North : Land Survey No : 135/4
East : Land Survey No : 135/11 & 12
West : Road
South : Land Survey No : 135/6

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

24/9/26

(Stamp and Signature of the land authority)

TAHASILDAR, BASAVAKALYAN

This Document of 04 Sheets
Sheets Document No.....1143/2025-26

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

D6

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

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

THE SEAL OF THE SUB REGISTRAR BIDAR (BASAVAKALYAN)

LEASE DEED

This lease deed is made and executed on this the 04 day of March, 2026 at Basavakalyan, in between:

Smt. Anjurbai W/o Ravi Naginkere,
Age about 34 Yrs, Occu: House hold,
R/o Manthal, Tq. Basavakalyan,
AADHAR No: 9806 1692 4225
Cell: 9739641362,
(Hereinafter called the **"LESSOR"**)

"and in favour of"

Sri Shambhulingeshwar Educational & Charitable Trust (R), at Manthal, Tq. Basavakalyan,
represented by its President namely:
Ravi S/o Gundappa Naginkere,
Age about 45 years, Occu: Social Worker,
R/o Manthal, Tq. Basavakalyan, Dist: Bidar.
AADHAR No: 2172 6873 3381
Cell: 9739641362,
(Hereinafter called the **"LESSEE"**)

1) That, the lessor is the owner and possessor of plot No.01 bearing G.P. No.135/5/01 RDPR ID No.150600203700121751 measuring east-west: odd size and north-south: odd size, which in totally measures **7992.540000** Sqmtrs, in which commercial building ground floor with RCC having parking area and open space existing in NA and approved layout land Sy.No.135/*/5 (NA land measuring 01-39gts) situated at Manthal, Tq: Basavakalyan, Dist: Bidar, within the boundaries shown below:

East : Land Sy.No.135/11 and 12,
West : Road,
North : Land Sy.No.135/4
South : Land Sy.No.135/6,

LESSOR LESSEE

Cont.....2

Kaveri Online Services

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Sri.Sri Shambhulingeshwar Educational and Charitable Trust Manthal, Tq. Basavakalyan represented by its President namely Ravi S/o Gundappa Naginkere ಇವರು ₹16,500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	**15,000.00**	**Online Challan Reference Number RG0326000026921698 Dated:05/03/2026**
E-Payment	**1,500.00**	**Online Challan Reference Number RG0326000026921698 Dated:05/03/2026**
Total:	**16,500.00**	

ಸ್ಥಳ :**ಬಸವಕಲ್ಯಾಣ**

ದಿನಾಂಕ: **07/03/2026**

ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಬಸವಕಲ್ಯಾಣ

ನೆ.ಸ್ಟಾ.Sheets Document No....1743/2024-25

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

D6

The Karnataka State Registration and Stamps Department
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ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

Further the above said NA land Sy.No.135/*/5 measuring 01 acre 39 guntas in which above said plot existing is converted into non agriculture land for commercial-educational purpose sanctioned by the Deputy Commissioner Bidar to application No.705423 dated 18-02-2025 and layout of it in single plot approved by the Assistant Director, City and Rural Planning Department, Bidar in file No.ನಗ್ರಾಯೋಸನಿಬಿ/ತಾಂತ್ರಿಕ/ವಿನ್ಯಾಸ ನಕ್ಷೆ/ಮಂಠಾಳ/ಸಿಆರ್-141/2024-25/27 ದಿನಾಂಕ 02-04-2025.

2) That, the lessee being a educational trust and now the lessee is going to establish a education institution school by name **"Gyan Ganga International School, Manthal"** under the trust **(Sri Shambhulingeshwar Educational & Chritable Trust, Manthal)** and with a view to establish and run the school, colleges. Now the lessee for the upliftment of said educational institutions, is in need of a school premises, so the lessee approached to the lessor who holding the above the said open plot as its owner, and requested the lessor to let-out the said open plot, parking area and open sapce on lease basis reserving its yearly rent, to which the lessor also agreed to let-out her said open plot, to the lessee. Accordingly the lease amount of said open plot is Rs.5,00,000/-(Rupees Five Lakhs only) yearly, fixing the lease period of 30 (thirty) years commencing from 01-09-2025 and rent can be revised Mutually as per additional facility. Accordingly today the lessor has delivered the actual and physical possession of his said open plot in favour of the lessee and the lessee can use and enjoy the said open plot for running the educational institutions as cited ut-supra only. It is settled that, the lessee has to pay the rent of said property to the lessor every year without fail.

3) The lessor hereby agreed to lease out his above referred plot No.01 its G.P. No.135/5/01 RDPR ID No.150600203700121751 including parking area and open space existing in NA and approved layout land Sy.No.135/*/5 of Manthal, Tq. Basavakalyan, in favour

LESSOR LESSEE

Cont.....3

4.7.4...Sheets Document No...7743/2025-26

Nature of Document	Sub-Article	Imported
Lease of immovable property	(30-1-v) Where the lease purports to be for a term exceeding twenty year and not exceeding thirty years	RDPR

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- BKN-1-07743-2025-26

ಬಸವಕಲ್ಯಾಣ ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ **07/03/2026** ರಂದು **02:58:38** ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	2,500.00
2	ಸೇವಾ ಶುಲ್ಕ	550.00
3	ಪ್ರಮಾಣ ಪತ್ರ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	100.00
	ಒಟ್ಟು	3,150.00

Sri.Sri Shambhulingeshwar Educational and Charitable Trust Manthal, Tq. Basavakalyan represented by its President namely Ravi S/oGundappa Naginkere ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	**Sri.Sri Shambhulingeshwar Educational and Charitable Trust Manthal, Tq. Basavakalyan represented by its President namely Ravi S/o, Gundappa Naginkere** Social Worker, 45, Resident of: , Manthal, Tq. Basavakalyan, Basavakalyan, BIDAR, KARNATAKA - 585419 (Presenter)		 Left Thumb	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಉಪ ಬಸವಕಲ್ಯಾಣಾಧಿಕಾರಿ
ಬಸವಕಲ್ಯಾಣ

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ

...5...Sheets Document No...7743/2024-25

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

D6

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

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(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

of the lessee to use and occupy the same for the purpose of running the said school/college under the said trust therein for which there will be no any objection by the lessor or any body in the said premises for the period of 30 years, the lessee is having the right to use the said premises for the said purpose for 30 years.

4) That, the lease shall commence from 01-09-2025 to 30-08-2055.

5) That, it is further agreed by the parties that, the lessee shall pay the yearly rent and already the lessor has received the first year Advance rent of Rs.5,00,000/- from the lessee.

6) That, it is agreed that, after completion of lease period i.e, thirty years, the lessee shall vacate the said premises by taking all materials, articles implanted in the said premises and handed over the same lessor. If the lessee will continue the said lease in the said premises the lessee shall get new lease agreement from lessor.

7) That, the lessee is not entitled to give sub-lease the said premises in any bodies favour without the permission of the lessor.

8) That, the lessor shall pay all the taxes, deposit, assignment and other charges whatsoever of every description which under the statute are livable and lessee shall keep the premises free from all encumbrances.

9) That, the lessee shall pay the electricity charges as per the structure of the concerned authorities during the lease period.

10) That, the lessee shall not use the property for any illegal and unlawful or immoral purpose likely to endanger the structure of the premises or determinant to the sancity of the lessor. In case of contravention of this condition the lease agreement shall be treated as terminated and lessor shall be entitled to evict the lessee from the leased out premises. The lessee has agreed to maintain the lease premises in good health and tenantable condition of the leased premises. The lessee agreed not to use the lease premises for any illegal activities or other business and not to carry on any illegal trade.

LESSOR LESSEE

Cont.....4

ಪು.1...Sheets Document No.1743/2025-26

1	**Sri.Sri Shambhulingeshwar Educational and Charitable Trust Manthal, Tq. Basavakalyan represented by its President namely Ravi S/o Gundappa Naginkere,** Social Worker, 45, Resident of: , Manthal, Tq. Basavakalyan, Basavakalyan, BIDAR, KARNATAKA - 585419 (Claimant)		 Left Thumb	
2	**Smt.ANJURBAI W/o RAVI NAGINAKERE,** House hold, 34, Resident of: , Manthal, Tq. Basavakalyan, Basavakalyan, BIDAR, KARNATAKA - 585419 (Executant)		 Left Thumb	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವಕಲ್ಯಾಣ

ಗುರುತಿಸುವವರು

SR.No	Identifier Name	Address	ಸಹಿ
1	Sanjukumar S/o Manohar Yemme (Identifier)	,Manthal, Tq. Basavakalyan, Basavakalyan, BIDAR, KARNATAKA - 585419	
2	Jagannath S/o Shankarrao Bembalge (Identifier)	,Manthal, Tq. Basavakalyan, Basavakalyan, BIDAR, KARNATAKA - 585419	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವಕಲ್ಯಾಣ

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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The Karnataka State Registration and Stamps Department
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(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

11) That, the word lessor and lessee shall mean and includes their legal heirs, successors and legal representatives as the parties themselves.

12) That, the lessee is entitled to use and enjoy the said leased out premises as of his own in accordance with law, after vacating the said premises the lessor shall keep in good condition.

13) That, the required stamp duty and registration fees for lease deed is remitted through Khajane-2 challan.

Hence this lease deed is executed between the parties mutually with their free will, sound mind and without any force and both parties have put their sign/hands to it on each page after readover and explain the contents in their vernacular language in the presence of the below witnesses.

LESSEE

Sri Shambhulingeshwar Educational & Charitabale Trust (R), at Manthal, Tq. Basavakalyan,
represented by its President namely:
Ravi S/o Gundappa Naginkere,
R/o Manthal, Tq. Basavakalyan, Dist: Bidar.

LESSOR

Smt. Anjurbai W/o Ravi Naginkere, R/o Manthal, Tq. Basavakalyan,

WITNESSES:

1. Jagannath S/o Shankarrao Bembalge,
   R/o Basavakalyan,
2. Sanjukumar S/o Manohar Yemme,
   R/o Manthal, Tq. Basavakalyan,

Drafted by:
Susheel D. Awasthi,
Advocate, Basavakalyan.

...4+4...Sheets Document No..7743/2025-26

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು

ನಂಬರ್ **BKN-1-07743-2025-26** ಆಗಿ

ದಿನಾಂಕ **07/03/2026** ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ ಮಾದರಿಯಲ್ಲಿ

ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೀದರ್(ಬಸವಕಲ್ಯಾಣ)

THE SEAL OF THE SUB-REGISTRAR BIDAR (BASAVAKALYANA)