

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



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

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

LEASE AGREEMENT

This Lease Agreement made on this 28th day of August 2026 (28.08.2026)

Between Shri B.Muniswamy S/o Late Shri Bajjappa aged about 77 years, residing at No.62, Karishma Farms Gubbiala Bangalore 560 061,

(hereinafter called as "the Lessor"with respect to the latter premises which expression shall wherever the context permits, be deemed to include his heirs, successors, legal representatives and assigns) of the one part

And Antaraganga Seva Prathistana (Reg) Beglihosahalli village & post Kolar Taluk represented by its Secretary ,B.Muniswamy aged about 77 years of Antaraganga Seva Prathistana (Reg) Beglihosahalli village & post Kolar Taluk and District

(here in after called as "the Lessee" which expression shall wherever the context permits be deemed to include his heirs, successors, legal representatives and assigns) of the other part.

WHEREAS, the Lessee is in need of a premises situated at SY.NO139, Beglihosahalli Village KOLAR Taluk for running an educational institution functioning under the name of Antaraganga Seva Prathistana Beglihosahalli ,Kolar Taluk.

AND WHEREAS, the Lessor has agreed to let the premises referred hereinafter to the Lessee for the said purposes.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

In consideration of the lease hereinafter referred and all the covenants and the conditions hereinafter contained to be observed and performed on the part of the Lessee, the Lessor both hereby grant, transfer, demise by way of lease the premises converted land for commercial-Educational Institutions

SECRETARY
Antharaganga Seva Prathistana ®
Beglihosahalli, Kolar Taluk - 563101

ಶೀಠೇ ಪುಟದ ಸೇ ಪುಟದ
 ದತ್ತಾವೇಷು ಸಂಖ್ಯೆ 5831/96-27 /



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

Antaraganga Seva Prathistana (Reg) is Rep. by Sri.Muniswamy B ಇವರು ₹1,420.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
E-Payment	1,420.00	Online Challan Reference Number RG0826000031764140 Dated:29/08/2026
Total:	1,420.00	

ಸ್ಥಳ : ಮಾಲೂರು

ದಿನಾಂಕ:

ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
 ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
 ಮಾಲೂರು ತಾಲ್ಲೂಕು.

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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ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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-2-

(School/College) purposes bearing Sy. No. 139 by as per conversion order No. ALN/SR/9/11-12, dated:09/08/2011, V.P. Khath No. 202, PID No. 151900700800200284, measuring East to West = 46.67 Meters and North to South = 120 Meter totally measuring about 5600.40 Sq meters along with Ground floor 5600.40 Sq meters buildup area land satiated at Beglihosaahalli Village, Kolar Taluk with a total schedule area of 5600.40 sq. meters. and a built up: area measuring 5600.40 sq.meters

That all the piece and parcel of converted land for commercial-Educational Institutions (School/College) purposes bearing Sy. No. 139/1 to an extent of 10 guntas, and That all the piece and parcel of converted land for commercial-Educational Institutions (School/College) purposes bearing Sy. No. 139/2 to an extent of 32 guntas, and That all the piece and parcel of converted land for commercial-Educational Institutions (School/College) purposes bearing Sy. No. 138/2 to an extent of 05 guntas, and That all the piece and parcel of converted land for commercial-Educational Institutions (School/College) purposes bearing Sy. No.137/3 to an extent of 2.8 guntas, That all the piece and parcel of converted land for commercial-Educational Institutions (School/College) purposes bearing Sy. No. 137/4 to an extent of 2.8 guntas, In all total 2 Acres 28 Guntas (10,926 Sq. Mtrs) situated at Kolar District, Kolar Taluk, Kasaba Hobli, Beglihosaahalli village and for all survey numbers are same cheque bendies bounded on consists of 40 Class Rooms, rights to make use of entrances, passages, landings and other easements belonging and pertaining to the said premises for which the Lessor is entitled in law to execute this deed, to the use of the Lessee initially for a period of 15 years commencing from 01 September 2026 and ending on 02nd September 2041 on rent free basis and subject to the following conditions:

(A) The Lessee hereby covenants with the Lessor as follows:

1. That the Lessee shall use the demised premises for running an educational institution at the above address and who shall pay the charges for consumption of Electricity and water as per actual meter reading directly to the respective authorities and produce the copies of the receipts to that effect to the Lessor for his records.

SECRETARY

Antharaganga Seva Prathistana @
Beglihosaahalli, Kolar Taluk - 563101

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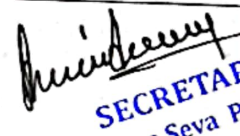
Nature of Document	Sub-Article	Imported
Lease of immovable property	(30-1-iv) Where the lease purports to be for a term exceeding ten year and not exceeding twenty years	BHOOMI
Lease of immovable property	(30-1-iv) Where the lease purports to be for a term exceeding ten year and not exceeding twenty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

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ :- MLR-1-05831-2026-27

ಮಾಲೀಕರು ಉಪ ನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ ರಂದು ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	₹ ರೂ.ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	355.00
2	ಸೇವಾ ಶುಲ್ಕ	550.00
	ಒಟ್ಟು	905.00

Antaraganga Seva Prathistana (Rcg) is Rep. by Sri.Muniswamy B ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Antaraganga Seva Prathistana (Rcg) is Rep. by Sri.Muniswamy B , 0, Resident of: Beglihosaahalli village & post , Kolar Taluk , Kolar, KOLAR, KARNATAKA - 563137 (Presenter)		 Left Thumb	 SECRETARY Antharaganga Seva Pratt Beglihosaahalli, Kolar Talu

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಮಾಲೀಕರು

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟಿರುವುದುಂಟೆಂದು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

<https://kaveri-dept.karnataka.gov.in/document/endorsement>

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಮಾಲೀಕರು

5. ದೇ ಪ್ರಟದ ದೇ ಪ್ರಟದ 5831/96-22/

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ. ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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

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2. That the Lessee shall permit the Lessor or his authorized representatives to enter upon the demised premises at all reasonable times for the purpose either for inspection or repair of the demised premises, as and when necessary.

3. That subject to the Lessor's covenants, the Lessee shall keep the interior of the demised premises in good order and condition (reasonable wear tear and damages by fire, earthquake, flood, tempest, lightning, violence of any army or of a mob or other irresistible or inevitable force or accident excepted) and attend to minor repairs such as fuses, leakages of water taps etc.

4. That the Lessee shall not erect on the demised premises any permanent structure, without the written consent of the Lessor, provided that the Lessee may, without the Lessor's consent erect temporary partitions at his own cost.

5. That the Lessee shall not sublet, assign or otherwise part with possession of the demised premises without the consent of the Lessor.

6. That the Lessee as well as the Lessor shall be entitled to terminate this lease at any time after completion of two years lease period upon serving three months previous notice in writing of its intention to do so.

7. That the Lessee shall deliver the demised premises to the Lessor on the expiration of the or earlier on termination of the tenancy together with the Lessor's fittings and fixtures, if any in such condition as is consistent with the covenants and conditions herein contained.

(B) That the by Lessor here covenants with Lessee as follows:

1. That the Lessor shall pay all taxes, rates, license fees, ground rent and charges of whatsoever, assessed, levied, charged and imposed by or payable to any lawful authority in respect of the demised premises situated at Beglihosahalli Village, Kolar Taluk and if the Lessor fails or neglects to pay the same the Lessee may make such payment and seek reimbursement from the Lessor.

2. That the Lessor shall effect all major repairs such as leakages in Electricity, sanitary fittings, water pipes or cracks etc., at her own cost immediately upon such defects are notified to his by the Lessee and if

[Signature]

[Signature]

SECRETARY
Antharaganga Seva Prathistana ®
Beglihosahalli, Kolar Taluk - 563101

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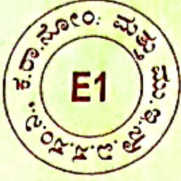
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Antaraganga Seva Prathistana (Reg) is Rep. by Sri.Muniswamy B , , 0, Resident of: Beglihohahalli village & post , Kolar Taluk , Kolar, KOLAR, KARNATAKA - 563137 (Claimant)		 Left Thumb	 SECRETARY Antaraganga Seva Prathistana Beglihohahalli, Kolar Taluk - 5
2	Sri.ಮುನಿಸ್ವಾಮಿ ಬಿ S/o ಬಜ್ಜಪ್ಪ, , 77, Resident of: #62, Karishma Farms, Kolar, KOLAR, KARNATAKA - 560061 (Executant) Sri.ಬಿ.ಮುನಿಸ್ವಾಮಿ S/o ಲೇಟ್ ಬಜ್ಜಪ್ಪ- ಭೂ.ಪ, , 77, Resident of: #62, Karishma Farms, Kolar, KOLAR, KARNATAKA - 560061 (Executant) Sri.ಬಿ.ಮುನಿಸ್ವಾಮಿ S/o ಲೇಟ್ ಬಜ್ಜಪ್ಪ- ಭೂ.ಪ- ಭೂ.ಪರಿ ., , 77, Resident of: #62, Karishma Farms, Kolar, KOLAR, KARNATAKA - 560061 (Executant) Sri.ಬಿ.ಮುನಿಸ್ವಾಮಿ S/o ಲೇಟ್ ಬಜ್ಜಪ್ಪ- ಭೂ.ಪ, , 77, Resident of: #62, Karishma Farms, Kolar, KOLAR, KARNATAKA - 560061 (Executant) Sri.ಬಿ.ಮುನಿಸ್ವಾಮಿ S/o ಲೇಟ್ ಬಜ್ಜಪ್ಪ- ಭೂ.ಪರಿ ., , 77, Resident of: #62, Karishma Farms, Kolar, KOLAR, KARNATAKA - 560061 (Executant) Sri.ಬಿ.ಮುನಿಸ್ವಾಮಿ S/o ಲೇಟ್ ಬಜ್ಜಪ್ಪ- ಭೂ.ಪ, , 77, Resident of: #62, Karishma Farms, Kolar, KOLAR, KARNATAKA - 560061 (Executant) Sri.ಬಿ.ಮುನಿಸ್ವಾಮಿ S/o ಲೇಟ್ ಬಜ್ಜಪ್ಪ- ಭೂ.ಪ, , 77, Resident of: #62, Karishma Farms, Kolar, KOLAR, KARNATAKA - 560061 (Executant)		 Left Thumb	

7. ನೇಪುಟದ 5837/96-22

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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-4-

the Lessor fails or neglects to make such repairs, the Lessee may cause the same done and recover the expenses of such repairs from the lease, recover from the Lessor.

3. That the Lessor shall arrange the white wash, distemper, paint and polish of the demised premises before occupation of the premises by the Lessee.

4. That the Lessee should be peacefully and quietly hold and enjoy the demised premises during the tenancy period (s) without any interruption or disturbance by the Lessor or any person claiming under him.

5. That the Lessee will not be evicted or ejected by any act, fault or action of the Lessor or this lease agreement shall not be terminated in any circumstances or any cause whatsoever.

6. That the Lessor represents and warrants that he is fully entitled to execute this lease agreement and that he will keep the Lessee free and harmless from any demands, claims, actions or proceedings by others in respect of quiet possession of the demised premises.

(C) It is hereby mutually agreed as follows:

1. That the Lessee shall be entitled to renew the tenancy for a further period of three years with the consent of the Lessor.

2. That the Lessor, his authorized agents, shall acknowledge and give valid receipt for each and every payment made by the Lessee, and such receipt shall be conclusive proof of any payment.

3. In case of any dispute between the Lessor and the Lessee, the same shall be settled within the Jurisdiction of courts situated in the state of Karnataka.

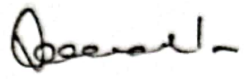
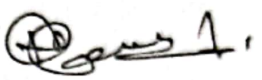
4. Any Statutory levies, taxes if any, as and when levied by the State/Central Government shall be recoverable/ deductible from the lease amount.

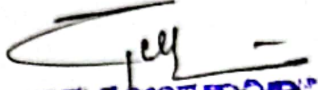
SECRETARY

**Antharaganga Seva Prathistana ®
Beglihohahalli, Kolar Taluk - 563101**

ಗುರುತಿಸುವವರು

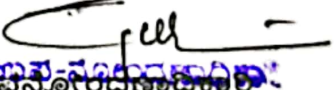
8 ನೇ ಪುಸ್ತಕ I ನೇ ಪುಸ್ತಕ
ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 5831/96-22

SR.No	Identifier Name	Address	ಸಹಿ
1	VUJAY KUMAR S/o VENKATESHAPPA (Identifier)	CHIKKAPURA VILLAGE, Kasaba hobli, Malur Taluk, Malur, KOLAR, KARNATAKA - 563130	
2	Harish S/o Narayanaswamy (Identifier)	ಚಂಪೆ ಗ್ರಾಮ, ಬೇಕಲ್ ಹೋಬ್ಲಿ, ಮಾಲೂರು ತಾ. Malur, KOLAR, KARNATAKA - 563137	


ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಕೋಲಾರ ಜಿಲ್ಲಾ ಮಾಲೂರು.



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ MLR-1-05831-2026-27 ಆಗಿ
ದಿನಾಂಕ 01/09/2026 ರಂದು ನೋಂದಾಯಿಸಿ ವಿದ್ಯುನ್ಮಾನ
ಮಾದರಿಯಲ್ಲಿ
ಕೇಂದ್ರಿತ ದತ್ತಾಂಶ ಕೋಶದಲ್ಲಿ ಶೇಖರಿಸಿದೆ.


ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಕೋಲಾರ ಜಿಲ್ಲಾ ಮಾಲೂರು.



5831/96-22

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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

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(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

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5. The Lessor shall be entitled to claim the charges towards maintenance, painting hire charges for fixtures and fittings and other expenses incurred by him from time to time, from the Lessee as per the mutually agreed terms and conditions between the parties.
6. The parties to this agreement shall have the liberty to alter, modify this agreement according to their future needs and requirements.
7. The monthly rent for the leased premises shall be ₹5,000-00 (Rupees Five Thousand Rupees) Only per month, payable by the Lessee to the Lessor on or before the 10TH day of every month.

SCHEDULE

1. That all the piece and parcel of converted land for commercial-Educational Institutions (School/College) purposes bearing Sy. No. 139 by as per conversion order No. ALN/SR/9/11-12, dated:09/08/2011, V.P. Khath No. 202, PID No. 151900700800200284, measuring about 5600.40 Sq.Meters area along with school building 4600.40 Sq.Meters situated at Kolar District, Kolar Taluk, Kasaba Hobli, Beglihohahalli village and bounded on East by : Own Land West by : Land bearing Sy No. 140 North by : Remaining Part of Sy No. 139 South by : Land bearing Sy. Nos 141 and 142

[Signature]

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SECRETARY

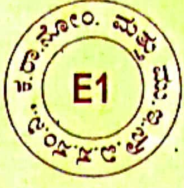
Antharaganga Seva Prathistana @
Beglihohahalli, Kolar Taluk - 563101

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 5836796-22

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

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



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

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

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2. That all the piece and parcel of converted land for commercial-Educational Institutions (School/College) purposes bearing Sy. No. 139/1 to an extent of 10 guntas, and That all the piece and parcel of converted land for commercial-Educational Institutions (School/College) purposes bearing Sy. No. 139/2 to an extent of 32 guntas, and That all the piece and parcel of converted land for commercial-Educational Institutions (School/College) purposes bearing Sy. No. 138/2 to an extent of 05 guntas, and That all the piece and parcel of converted land for commercial-Educational Institutions (School/College) purposes bearing Sy. No.137/3 to an extent of 2.8 guntas, That all the piece and parcel of converted land for commercial-Educational Institutions (School/College) purposes bearing Sy. No. 137/4 to an extent of 2.8 guntas, In all total 2 Acres 28 Guntas (10,926 Sq. Mtrs) situated at Kolar District, Kolar Taluk, Kasaba Hobli, Beglihosaahalli village and for all survey numbers are same cheque bendies bounded on

East by : Surve No 138 Remaining Property and Road
West by : Surve No 140 Property
North by : Surve No 101 Property
South by : Surve No 141 Property

SECRETARY

Antharaganga Seva Prathistana ®
Beglihosaahalli, Kolar Taluk - 563101