

I-14812

ದಸ್ತಾವೇಜು ಪಾಳೆ
Document Sheet

2022-23

₹ 8/-



I.R.P./ವಿಶೇಷ:

SALE DEED

THIS DEED OF ABSOLUTE SALE IS MADE AND EXECUTED ON THIS THE FIRST DAY OF MARCH TWO THOUSAND AND TWENTY THREE (01/03/2023) AT MANGALORE; BY

Smt. MEERA SAKSENA, W/o Late Shri. Sharat C Saxena aged about 71 years residing at No.21, Jakkur Plantation, Allalasanra, Bellary Main Road, Bangalore 560064 having Income Tax PAN ABIPS6095E and Aadhar Number 451484863110 hereinafter called the **"VENDOR/ SELLER/FIRST PARTY OF THE FIRST PART"** (which expression wherever it so requires shall mean and include her legal theirs, administrators, executors and assigns etc.,)

AND

PEOPLES TRUST a registered public charitable Trust constituted under a Deed of Declaration of Trust dated 3rd December 2008 bearing registered document No. BYP-4-00139-2008-09 stored in CD No, BYPD26 and Amendment to Trust Deed dated 8th day of February 2021 bearing registered document No. BYP-4-00490-2020-21 stored in CD No. BYPD799 in the office of Sub Registrar, Byatarayanapura, Bangalore, having its office at No.21, Jakkur Plantation, Allalasanra, Bellary Main Road, Bangalore 560064 having Income Tax PAN AABTP6468N, represented by its Chief Trustee and Chairperson Smt. Meera Saksena, hereinafter called the **"CONFIRMING PARTY/ SECOND PARTY OF THE FIRST PART"** (which expression wherever it so requires shall mean and include its successors in interest, administrators, executors and assigns etc.,)

COLLETIVELY REFERRED TO AS PARTIES OF THE FIRST PART):

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**Chief Trustee
PEOPLE'S TRUST**

For RASHTROTTHANA PARISHAT

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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 ರಾಷ್ಟ್ರೀಯ ಪರಿಷತ್ ಇದರ ಬಗ್ಗೆ ಜನರಲ್ ಸೆಕ್ರೆಟರಿ ಎನ್ ಡಿಎಚ್ ಹೆಗ್ಡೆ, ಇವರು 9311048.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಪಣದೆ ಪಾವತಿಯ ವಿವರ
ಚೆಲನ್	8479668.00	Challan No CR0323003000011472 Rs.8479668/- dated 01/Mar/2023
ಚೆಲನ್	831340.00	Challan No CR0323003000011472 Rs.831340/- dated 01/Mar/2023
ಚೆಲನ್	40.00	Challan No CR0323003000012491 Rs.40/- dated 01/Mar/2023
ಒಟ್ಟು :	9311048.00	

ಸ್ಥಳ : ಮಂಗಳೂರು ಕಾಲೂರು

ದಿನಾಂಕ : 01/03/2023

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಮಂಗಳೂರು ಕಾಲೂರು
(ಮಂಗಳೂರು ಕಾಲೂರು)

Designed and Developed by C- DAC Pune.





I.R.P./ಖಾತೆ:

IN FAVOUR OF:

RASHTROTTHANA PARISHAT, a Society registered under the Societies Registration Act 1965 having office at No. 93/1, Keshava Shilpa, Kempe Gowda Nagar, Bangalore 560004, having Income Tax PAN AAATR1735R, represented by its duly authorized General Secretary Shri. N Dinesh Hegde, S/o of Shri. Manjunath Hegde, having Aadhar Number 875017651131, hereinafter called the **"PURCHASER"/ "SECOND PARTY"** (which expression wherever it so requires shall mean and include its successors in interest, administrators, executors and assigns etc.,) **OF THE OTHER PART:**

WHEREAS

A. The Seller has represented that she is the sole and absolute owner and has got good, marketable and subsisting title and is in peaceful possession of all that piece and parcel of residentially converted land bearing Survey number 59 measuring to an extent of 2 Acres and 38 Cents, Survey number 66B measuring to an extent of 34 cents, Survey number 104/2P5 measuring to an extent of 6.75 cents and 104/7 measuring to an extent of 1.25 cents totally measuring to an extent of 2 Acres 80 Cents, situated at of Permanner Village, Mangalore Taluk, more fully described herein and herein after referred to as **Schedule A property.**

The Converted land bearing Survey number 59 situated at of Permanner Village, Mangalore Taluk measuring to an extent of 2 Acres and 38 Cents was



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Chief Trustee
PEOPLE'S TRUST

For RASHTROTTHANA PARISHAT

Handwritten signature of the General Secretary.



Print Date & Time : 01-03-2023 05:24:30 PM

ದಸ್ತಾವೇಣು ಸಂಖ್ಯೆ : 14812

ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್ ಮಂಗಳೂರು ತಾಲ್ಲೂಕು ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 01-03-2023 ರಂದು 04:37:04 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕಯೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೆಂದಿನ ಶುಲ್ಕ	1662680.00
2	ಇನ್ಸೂರೆನ್ಸ್ ಫೀ	2000.00
	ಒಟ್ಟು :	1664680.00

ಶ್ರೀ M/S ರಾಷ್ಟ್ರೋತ್ಥಾನ ಪರಿಷತ್ ಇದರ ಬಗ್ಗೆ ಜನರಲ್ ಸೆಕ್ರೆಟರಿ ಎನ್ ದಿನೇಶ್ ಹೆಗ್ಡೆ ಅವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S ರಾಷ್ಟ್ರೋತ್ಥಾನ ಪರಿಷತ್ ಇದರ ಬಗ್ಗೆ ಜನರಲ್ ಸೆಕ್ರೆಟರಿ ಎನ್ ದಿನೇಶ್ ಹೆಗ್ಡೆ			For RASHTROTTANA PARISHAT General Secretary

ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ಮಂಗಳೂರು ತಾಲ್ಲೂಕು
 RASHTROTTANA PARISHAT
 ಮಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪುರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	M/S ರಾಷ್ಟ್ರೋತ್ಥಾನ ಪರಿಷತ್ ಇದರ ಬಗ್ಗೆ ಜನರಲ್ ಸೆಕ್ರೆಟರಿ ಎನ್ ದಿನೇಶ್ ಹೆಗ್ಡೆ . ದಿನೇಶ್ ಮಂಜುಪ್ಪಾಲ್ ಹೆಗ್ಡೆ (ಬರೆದುಕೊಂಡವರು)			For RASHTROTTANA PARISHAT General Secretary
2	Mrs ಮೀರಾ ಸೆಕ್ರೆಟರಿ ಕೋಡಿ ಶರತ್ ಕೆ ಸೆಕ್ರೆಟರಿ . (ಬರೆದುಕೊಂಡವರು)			

ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ಮಂಗಳೂರು ತಾಲ್ಲೂಕು



I.R.P./ವಿಶೇಷ:

purchased by its erstwhile owner Late Shri. Sharat Saxena, by way of registered sale deed dated 3rd February 2009 bearing document number MGT-1-06902/2008-09, stored in CD No.MGTD87, in the office of the Sub Registrar, Mangalore Taluk from its previous owners which is more fully described herein as item No.1 herein after referred to as item No.1 of Schedule A property.

- C. The Converted land bearing Survey number 66B situated at of Permannur Village, Mangalore Taluk measuring to an extent of 34 Cents was purchased by its erstwhile owner Late Shri. Sharat Saxena, by way of registered sale deed dated 18th day of March 2010 bearing registered document number MGT-1-07574/2009-10, stored in CD No.MGTD105, in the office of the Sub Registrar, Mangalore Taluk from its previous owners which is more fully described herein as item No.2 herein after referred to as item No.2 of Schedule A property.

- D. The Converted land bearing Survey number 104/2P5 situated at of Permannur Village, Mangalore Taluk measuring to an extent of 6.75 Cents was purchased by its erstwhile owner Late Shri. Sharat Saxena, by way of registered sale deed dated 25th September 2009 bearing registered document number MGT-1-03612/2009-10, stored in CD No.MGTD97, in the office of the Sub Registrar, Mangalore Taluk from its previous owners which is more fully described herein as item No.3 herein after referred to as item No.3 of Schedule A property.



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ಆ ಕಾರ್ಯದ ಸಾಧನವಾಗಿ
34 ಸೆಂಟ್ಸ್‌ಗಳನ್ನು
3 ಸಿ.ಎಂ.ಎಸ್.

For RASHTROTTHANA PARISHAT

General Secretary

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Chief Trustee
PEOPLE'S TRUST

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುವರಿ ಗುರುತು	ಸಹಿ
3	M/S ಪೀಪಲ್ಸ್ ಟ್ರಸ್ಟ್ ಇದರ ಬಗ್ಗೆ ಟೀಚ್ ಟ್ರಸ್ಟಿ ಮತ್ತು ಬೇರೆ ವೆಬ್‌ಸೈಟ್ ಮೀಡಿಯಾ ಮೂಲಕ (ಹಿಂಸಾಚಾರದ ವಿರುದ್ಧ) . (ಬರೆದುಕೊಡುವವರು)			 Chief Trustee PEOPLE'S TRUST


ಶ್ರೀ ರಜೇಶ್ ಕೆ. ಎಸ್
ಅಧ್ಯಕ್ಷರು
ಕುಂಗಲ್ಕುರು ತಾಲೂಕು





I.R.P./ಖಾತೆ:

- E. The Converted land bearing Survey number 104/7 situated at of Permanner Village, Mangalore Taluk measuring to an extent of 1.25 Cents was purchased by its erstwhile owner Late Shri. Sharat Saxena, by way of registered sale deed dated 31st May 2010 bearing registered document number MGT-1-01202/2010-11, stored in CD No.MGTD109, in the office of the Sub Registrar, Mangalore Taluk from its previous owners which is more fully described herein as item No.4 herein after referred to as item No.4 of Schedule A property.
- F. The previous owner, Late Shri. Sharat Saxena, had entered into a **Term Lease Deed for thirty years** dated 24th September 2009 for leasing the land bearing Sy No. 59 situated at of Permanner Village, Mangalore Taluk measuring to an extent of 2 acres 38 cents with the confirming party herein for leasing the item No.1 of the Schedule A property for a period of 30 years through vide registered document bearing No.MGT-1-03584/2009-10 stored in CD No.MGTD97 in the office of Sub Registrar, Mangalore Taluk.
- G. The Second party of the First part the confirming party herein has obtained the Plan Sanction from Ullala Municipality dated 18/05/2010 bearing reference No. UPS(3)/CR/No. 45/2010-11 and have constructed 5295.47 square meters building there on comprising of Ground Floor area of 1765.16 square meters, First Floor area of 1765.16 square meters and Second Floor area of 1765.16 square meters made in RCC ceramics on the Schedule A Property comprising of Ground, First and Second Floor. The details of the building are more fully described herein and herein after referred to as **Schedule B Property**.



ಖಾತೆ ಸಂಖ್ಯೆ: 14812
 ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ: 34
 ದಿನಾಂಕ: 14/05/2010

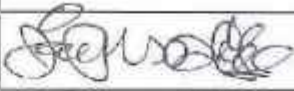

For RASHTROTTHANA PARISHAT

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Chief Trustee
PEOPLE'S TRUST

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General Secretary

ಗುರುತಿಪುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಯು ಜಯಂತ್ ಕಿಶಿ ಬಿನ್ ಆರ್ ಎಮ್ ಕಿಶಿ ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು	
2	ಎಮ್ ಎಮ್ ಪ್ರೇಮಕುಮಾರಿ ಬಿನ್ ಎನ್ ನರಸಿಂಹಯ್ಯ ವಿಜಯನಗರ 3ನೇ ಸ್ಟೇಜ್, ಮೈಸೂರು.	


ಸಿಬಿ ರಜಾಶೇಕರ್
ಸೀನಿಯರ್ ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್
ಮಂಗಳೂರು ತಾಲೂಕು

GSC NO :IG0187000142050



1 ನೇ ಪ್ರಸ್ತರದ ದಸ್ತಾವೇಜು
ನಂಟರ MGT-1-14812-2022-23 ಆಗಿ
ಸಿ.ಡಿ. ನಂಟರ MGTD1867 ನೇ ಧ್ವರಲ್ಲಿ
ದಿನಾಂಕ 01-03-2023 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ


ಸಿಬಿ ರಜಾಶೇಕರ್ (ಮಂಗಳೂರು ತಾಲೂಕು)
ಸೀನಿಯರ್ ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್
ಮಂಗಳೂರು ತಾಲೂಕು

Designed and Developed by C-DAC, ACIS, Pune





I.R.P./ಖರೀದಿ:

Schedule A Property and Schedule B Property are collectively referred to as **Schedule Properties.**

- H. The previous owner Late Shri. Sharat Saxena inter alia for securing financial assistance obtained by the Confirming Party has created the encumbrance in favor of Bank of Baroda by Mortgaging the property by deposit of title deeds, the list of Mortgages is as under;

Sl No	Particulars of Documents
1	Memorandum of the Title Deeds dated 24/09/2009 with respect to item No.1 of the Schedule A Property by executing a registered Mortgage deed titled under " <u>Memorandum of Agreement of Mortgage</u> " vide registered document number MGT-1-03585/2009-10, stored in CD No.MGTD97 in the office of the Sub Registrar, Mangalore Taluk,
2	Extension Memorandum of the Title Deeds dated 16/05/2011 registered as Document number MGT-1-01155/2011-12, stored in CD No.MGTD150, in respect of item No.1 of the Schedule A Property in the office of the Sub Registrar, Mangalore Taluk,
3	Memorandum on the Title Deeds dated 16/05/2011 registered as Document number MGT-1-01153/2011-12, stored in CD No.MGTD150, in respect of item Nos.2 & 3 of the Schedule A Property in the office of the Sub Registrar,



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ಶರತ್ ಸಾಕ್ಸೆನಾ ಸ್ಮಾರಕ

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Chief Trustee
PEOPLE'S TRUST

For RASHTROTTHANA PARISHAT

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General Secretary



I.R.P./ವಿವರ:

	Mangalore Taluk,
4	Extension Memorandum of the Title Deeds dated 17/09/2011 registered as Document number MGT-1-05099/2011-12, stored in CD No.MGTD166, in respect of item No.1 of the Schedule A Property in the office of the Sub Registrar, Mangalore Taluk,
5	Extension Memorandum of the Title Deeds dated 17/09/2011 registered as Document number MGT-1-05098/2011-12, stored in CD No.MGTD166, in respect of item Nos. 2 & 3 of the Schedule A Property in the office of the Sub Registrar, Mangalore Taluk,
6	Extension Memorandum of the Title Deeds dated 19/2/013 registered as Document number MGT-1-11144/2012-13, stored in CD No.MGTD241, in respect of item Nos. 1 to 3 of the Schedule A Property in the office of the Sub Registrar, Mangalore Taluk,
7	Extension Memorandum of the Title Deeds dated 10/12/013 registered as Document number MGT-1-07844/2012-13, stored in CD No.MGTD274, in respect of item Nos .1 to 3 of the Schedule A Property in the office of the Sub Registrar, Mangalore Taluk,
8	Extension Memorandum of the Title Deeds dated 30/10/2015 registered as Document number MGT-1-06830/2015-16, stored in CD No.MGTD409, in respect of item Nos .1 to 3 of the Schedule A Property in the office of the Sub Registrar, Mangalore Taluk,



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Chief Trustee
PEOPLE'S TRUST

For RASHTROTTHANA PARISHAT

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General Secretary Page 6 of 31



I.R.P./ವಿ೦೦೦:

- I. Late Shri. Sharat C Saxena the previous owner expired on 18/11/2020 intestate leaving behind the only legal heirs namely his wife Mrs. Meera Saksena the First Party of the first part herein and son Mr. Michael Connor.
- J. Mr. Michael Connor by a registered Deed of Release dated 24th January 2023 relinquished and released all his rights, title and interest over the Schedule A Property in favor of his mother Mrs. Meera Saksena for a consideration through vide document bearing No.MGT-1-13338/2022-23 stored in CD No.MGTD1837 in the office of Sub Registrar, Mangalore Taluk. Thus, making Mrs. Meera Saksena the Sole owner of the Schedule A Property. The seller represents that parties to the said Relinquishment Deed have mutually entered into an oral understanding to divide the sale consideration forming part of the seller's share equally between them.
- K. The parties of the First part and the Second part have entered into Sale Agreement dated 4th February 2023 for transfer of Schedule A Property and Schedule B Property herein below mentioned through vide registered document bearing No.MGT-1-13721/2022-23 stored in CD No.MGTD1844 in the office of Sub Registrar, Mangalore Taluk.

Upon settlement of bank debts obtained from Bank of Baroda by the parties of the First Part Bank of Baroda has executed the Deed of Discharge dated 27/02/2023 vide registered document number MGT-1-14773/2022-23, stored in CD No. MGTD1866, in the office of the Sub Registrar, Mangalore Taluk for release of all its rights, title and interest over the Schedule Properties.



2023-23
ಶ್ರೀ ಮೀರಾ ಸಾಕ್ಸೆನಾ
ಶ್ರೀ ಮೈಕೆಲ್ ಕಾನ್ರರ್
ಶ್ರೀ ಮೈಕೆಲ್ ಕಾನ್ರರ್
ಶ್ರೀ ಮೀರಾ ಸಾಕ್ಸೆನಾ
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Chief Trustee
PEOPLE'S TRUST

For RASHTROTTHANA PARISHAT
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General Secretary Page 7 of 31



I.R.P./ಎಂ.ಇ:

M. Thus, Mrs. Meera Saksena, the First Party of the first part has acquired all the rights, title and interest over the Schedule Properties and the Khata bearing No. 19-515-43D/A-0-1 allotted by Ward No. 19, Chembugudde, Ullala, Dakshin Kannada stands in the name of the First party of the First part.

N. Owing to legal necessities and to clear the debts with the Banks and other Financial Institutions the parties of the First part have come forward and offered to sell the Schedule Properties to the Second Party by making the following representations:

- The parties of the first part are the absolute owners of the Schedule Properties.
- parties of the first part have the absolute and unconditional right to execute this Deed of Absolute Sale and perform her obligations.
- The parties of the first part have not done, committed or omitted to do any act, deed, matter or thing whereby their respective rights to own, hold, use, manage, occupy, sell, lease or transfer the Schedule Properties are affected in any manner to any third parties.
- No person or entity other than the parties of the first part have any right (legal or beneficial), claim, interest or demand in any manner whatsoever to or in respect of the Schedule Properties or any part thereof.
- The Schedule Properties are not mortgaged, charged, except, it is leased to second party of the First part for a period of thirty years, anybody else

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Chief Trustee
PEOPLE'S TRUST

For RASHTROTTHANA PARISHAT

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General Secretary



I.R.P./ಮೂಲೆ:

and there are no Encumbrances in respect of the Schedule Properties or any part thereof and the Schedule Properties or any part thereof are not subject to any third-party claim, demand, attachment or a process issued by any Court or Authority.

- f) The Schedule Properties or any part thereof are not subject matter of any notice for acquisition, or any other notice which may adversely affect the marketability of title of the Schedule Properties (or any part thereof) or the continued retention, use or enjoyment thereof, and there is no order of restraint by any Court or order from any Authority prohibiting or restraining the alienation of the Schedule Properties or any part thereof in the manner contemplated under this Deed of Absolute Sale.
- g) There is no subsisting power, authority or otherwise any right or interest to enjoy, use, occupy or to do any other act in respect of the Schedule Properties or any part thereof, in favour of any person or entity, except as disclosed herein.
- h) There are no existing contracts or arrangements or understandings (directly or indirectly), between, the parties of the First Part with any third party in relation to the Schedule Properties.
- i) The Schedule Properties are not subject to any claim of civil, revenue or any other liability by any authority under any law presently in force.
- j) There are no rights of easement, path ways, public road, traditional rights



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Renaldaly
Chief Trustee
PEOPLE'S TRUST

For RASHTROTTHANA PARISHAT

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General Secretary



I.R.P./ವಿಠಿE:

of use as access or otherwise given by the parties of the First Part or their predecessors-in-title and there is free ingress and egress to the Property and there are no circumstances that would affect such free ingress and egress.

- k) All property taxes and all other outgoings in respect of the Schedule Properties have been properly remitted and there are no arrears outstanding or dues.
- l) The Schedule Properties or any part thereof is not in violation of any legal requirement (including applicable provisions of any law that is prevalent) and no notice, claim, lawsuit or allegation involving any such violation or any alleged violation thereof has ever been issued or given by any governmental authority or agency or any other person.
- m) The Schedule Properties are not subject matter of any official complaint or notice of violation of any applicable zoning, or other applicable laws or litigation and no such violation is known to exist.
- n) There are no environmental claims pending or threatened against the parties of the First part or against any Person who is entitled to indemnity, contribution, or reimbursement from the parties of the First Part.
- o) The execution and delivery of this Deed of Absolute Sale of the Schedule Properties in the manner contemplated, neither conflict with nor result



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[Signature]
Chief Trustee
PEOPLE'S TRUST

For RASHTROTTHANA PARISHAT

[Signature]
General Secretary



I.R.P./ಇಂಚಿ:

in a breach of or a default under applicable Law or any covenant in any agreement or an instrument to which the parties of the first part or anyone of them is a party or by which the Schedule Properties are bound.

p) There are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, actions or governmental investigations of any nature pending against the parties of the First Part or any of its assets, and the parties of the first part have not received notice of any such proceeding, claim, action or governmental investigation against them nor the parties of the first part have any knowledge of any such threatened proceeding, claim, action or governmental investigation, which relates in any manner to this Deed of Absolute Sale or the Schedule Properties.

q) The Schedule Properties are not attached provisionally or otherwise for want of payment of any statutory dues of any form of levy by the State or Central Government and that the property is free from all encumbrances whatsoever other than the leasehold rights created in favor of the Confirming Party

O. The total sale consideration of the Schedule Properties is **Rs. 16,00,00,000/- (Rupees sixteen crores only)**, the Purchaser has agreed to purchase the Schedule Properties and hence the parties of First Part and the Purchaser are desirous of reducing the terms of this Sale Deed into writing



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Handwritten signature of the Chief Trustee.

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For RASHTROTTHANA PARISHAT

Handwritten signature of the General Secretary, with printed text: General Secretary, Page 11 of 31



I.R.P./ವಿಶೇಷ:

as under.

- P. The parties have agreed to continue the Term Lease Deed for thirty years dated 24th September 2009 entered into between the seller and the confirming party and will be unaffected and continued to be in existence for the unexpired period of the term as mentioned in clause 7 of the said Term Lease Deed. However, the parties are free to terminate the Term Lease Deed on mutual agreement before expiry of the Lease term.
- Q. It is agreed between the parties that all the clauses of the said Term Lease Mutatis Mutandis applicable even after execution of this Deed of Absolute Sale.
- R. After due deliberation and based upon the above said representations, assurances and covenants made by the parties of the First part the Second party has agreed to purchase the Schedule Properties.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

1. SALE AND PURCHASE

- 1.1. The sale consideration of **Rs.16,00,00,000/- (Rupees Sixteen Crores only)** shall be paid to the parties of the First part by the Purchaser after deducting applicable TDS of 1%, in the manner hereinafter set forth, the parties of the First Part doth hereby irrevocably and unconditionally grant, sell, transfer, convey and assign unto the Purchaser all the estate, right, title,

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Chief Trustee
PEOPLE'S TRUST

For RASHTROTTHANA PARISHAT
[Handwritten signature]
General Secretary



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interest, claim and demand whatsoever of the parties of the First part into or upon the **Schedule Properties** and every part thereof in Law and equity to enter upon and TO HAVE, HOLD, own and possess the same free and clear of all encumbrances and to the use of the Purchaser, absolutely and forever together with title deeds, writings and other evidences of title and all benefits, entitlements accrued as stated in the recital, the Purchaser will hereafter peacefully and quietly hold, possess and enjoy the **Schedule Properties** as the absolute owner thereof without any claim or demand whatsoever from the parties of the First Part or any person claiming through, under or against them. The TDS deducted as above has been paid to the credit of Central Government.

1.2. The Purchaser has paid the entire Sale consideration of **Rs. 16,00,00,000/- (Rupees Sixteen Crores only)**, inclusive of Tax Deducted at Source, to the parties of the first part in the following manner:-

- (a) (i) **Rs. 2,00,00,000/- (Rupees Two Crores only)** on 04/02/2023 by way of RTGS bearing UTR reference No. N035232316842708 through HDFC Bank, KG Road Branch, Bangalore on execution of Agreement to Sell as mentioned in para 1.2 in page of the registered Agreement to Sell dated 04/02/2023 to the Seller;



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14812
HDFC

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Chief Trustee
PEOPLE'S TRUST

For RASHTROTTHANA PARISHAT
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General Secretary



I.R.P./ವಿ೦೦೦೦:

(ii) Rs. 3,00,00,000/- (Rupees Three Crores only) on 13/02/2023 by way of NEFT bearing transaction No. N044232329935926 through HDFC Bank, KG Road Branch, Bangalore to the Seller;

(iii) Rs. 39,55,000/- (Rupees Thirty nine lacs fifty five only) by way of Cheque bearing No.001376 dated 01/03/2023 drawn on HDFC Bank, KG Road Branch, Bangalore to the Seller;

(b) (i) Rs. 3,75,00,000/- (Rupees Three Crores seventy five lacs only) on 13/02/2023 by way of RTGS bearing transaction reference UTR No. No. 44232330128043 through HDFC Bank, KG Road Branch, Bangalore to the Confirming party;

(ii) Rs. 6,68,82,320/- (Rupees Six Crores sixty eight lacs eighty two thousand three hundred twenty only) by way of Cheque bearing No.001378 dated 01/03/2023 drawn on HDFC Bank, KG Road Branch, Bangalore to to the Confirming party;

(c) The balance of Rs. 16,62,680/- (Rupees sixteen lacs sixty two thousand six eighty only) is paid towards the TDS as required in terms of provisions of section 194 IA of the Income Tax Act, 1961 to the Credit of Central Government on account of the Seller and Confirming party.

Chief Trustee
PEOPLE'S TRUST

For RASHTROTTHANA PARISHAT

General Secretary



I.R.P./ವಿಠಿಃ

(d) Thus, the parties of the First Part have acknowledged the receipt of the entire sale consideration.

2. POSSESSION:

The Seller and the Confirming party have handed over the peaceful, vacant, physical and actual possession of the Schedule Properties to the Purchaser on this day who shall hereinafter have absolute, unfettered and unconditional right to deal with the Schedule Properties with all rights, interest, title and powers of ownership and is free to deal with the Schedule Properties absolutely at its own discretion including the power to sell, transfer, lease, encumber the Schedule Properties. However, the confirming party shall retain its rights of use of the Schedule B Property for educational purposes during the tenure of the Term Lease Deed dated 24/09/2009.

3. COVENANTS:

3.1. The Seller and the Confirming party hereby covenants to Purchaser that:

3.1.1. the Purchaser will be entitled to peacefully hold and enjoy the Schedule Properties without any interruption or interference of any nature whatsoever from the parties of the First Part or from any representative or

For RASHTROTTHANA PARISHAT

General Secretary

Page 15 of 31

Chief Trustee
PEOPLE'S TRUST



I.R.P./ವಿಶೇಷ:

any other person claiming against, through, under or in trust for the Seller and confirming party or any of their predecessors in title;

3.1.2. the Seller and the Confirming party assures the Purchaser that the Schedule Properties are free from all kinds of encumbrances including prior sale, gift, mortgage, minor's claim, daughter's claim, will, trust, exchange, lease, legal flaw, claims, demand, surety, security, court injunction, litigation, stay order, notices, charges, family or religious dispute, acquisition, attachment in the decree of any court, hypothecation, Income tax or Wealth tax attachment or any other registered or unregistered encumbrances whatsoever and there is no act done or undertaken by the Seller and the Confirming party or any other person claiming through or under the Seller and the Confirming party which will in any manner impair the Purchaser's right and title to the Schedule Properties ;

3.1.3. there is no legal impediment or bar within the knowledge of the Seller and the Confirming party whereby they are prevented from selling, transferring and vesting the absolute title in the Schedule Properties in favor of the Purchaser and the Seller and the Confirming party have full power and authority to execute this Sale Deed and to perform their obligations and to make the representations and warranties as contained in this Deed Absolute Sale and that by entering into this Sale Deed and performing its obligations hereunder, it will not be in breach of any law, regulation, statutory or other



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Handwritten signature of the Chief Trustee, PEOPLE'S TRUST.

For RASHTROTTHANA PARISHAT

General Secretary



I.R.P./ವಿ೦E:

provisions, and of any other agreement or arrangement by which the Seller and the Confirming party may be bound;

3.1.4. It will be lawful for the Purchaser, at all times hereafter, to enter into and hold, enjoy, enter upon, occupy, possess the Schedule Properties and to lease/sell/transfer/assign/mortgage the same and also to receive the rents and profits thereof without any interruption, disturbances, claims or demands whatsoever from or by the Seller and the Confirming party or any other person or persons claiming against, through, under or in trust for the Seller;

3.1.5. the Seller and the Confirming party are left with no right, title, interest, claim or concern of any nature whatsoever other than the lease hold rights of the Confirming Party in the Schedule Properties nor has the Seller and the Confirming party retained / reserved any residual rights over or upon the Schedule Properties, whereby the Seller and the Confirming party can exercise ownership over the Schedule Properties are part thereof hereafter, either absolute or fiduciary other than the lease hold rights of the Confirming Party and the Purchaser has become the absolute owner of the Schedule Properties with full rights to use, enjoy, sell, transfer or deal with it in any manner whatsoever;

3.1.6. the Seller and the Confirming party shall, at the request of the Purchaser and/or its affiliates and permitted assigns, do or execute or cause to be done



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Chief Trustee
PEOPLE'S TRUST

For RASHTROTTHANA PARISHAT

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General Secretary



I.R.P./ಖಾತೆ:

or executed all such lawful acts, deeds and things for further and more perfectly conveying and assuring title and possession to the Schedule Properties and every part thereof in favor of the Purchaser in the manner as aforesaid according to the true intent and meaning of this Deed of Absolute Sale;

3.1.7. upon execution and registration of this Sale Deed, the Purchaser will be at liberty to get mutation of the revenue records in its name and other concerned Governmental Authorities on the basis of this Sale Deed or its certified true copy. The Seller shall provide any and all assistance as may be required by the Purchaser under any applicable Law for getting Purchaser's name recorded in the revenue records or in the records of any other concerned Governmental Authorities as the absolute, lawful, beneficial and sole owner in respect of the Schedule Properties free from any encumbrances;

3.1.8. any claim by the Seller and Confirming party or any prior title holder of the Schedule Properties or any other predecessor in interest or anyone claiming through or under such claimants, having any objection or raising any claim with regard to the Schedule Properties (including but not limited to title or consideration/compensation/adequacy thereof), prior to the handing over of the Schedule Properties shall be settled / resolved by the Seller and Confirming party as its sole liability and responsibility and at its own risk, cost and responsibility, without any recourse to the Purchaser;



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For RASHTROTTHANA PARISHAT
Handwritten signature of the General Secretary and the text: General Secretary



I.R.P./ವಿ೦E:

3.1.9. all the rates, taxes, charges, levies and other assessments levied on the Schedule Properties by any Government Authority including property tax, water and electricity charges, if any, of the Schedule Properties, have been paid by the Seller and the confirming party till the date of handing over of the peaceful, absolute and physical possession of the Schedule Properties by the Seller and the confirming party to the Purchaser and after the handing over of possession all rates, taxes, charges pertaining to period after the date of handing over of possession will be paid and borne by the Purchaser; any new and/or additional taxes, charges due to the introduction of any new Law after the handing over of possession will be paid and borne by the Purchaser; the Seller and the confirming party further assures that any shortfall in the assessments prior to handing over the possession and title to the Purchaser, which becomes known to the Seller and the confirming party shall be made good by them at their own cost, failing which the Purchaser will pay the sum and seek recovery of such payment from the Seller and the confirming party as the case may be.



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3.1.10. the Seller and the confirming party acknowledges, agrees and confirms that the Schedule Properties are free and clear of all encumbrances, demands, claims, clogs, charges, lis pendens, easementary obligations and the Purchaser is relying upon the representations, covenants, warranties and assurances made in this Sale Deed;

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Chief Trustee
PEOPLE'S TRUST

For RASHTROTTHANA PARISHAT

[Handwritten signature]
General Secretary



I.R.P./ಎಐಇ:

5.4. the Seller represents and warrants that there is no incidence of unpaid consideration pending to its predecessors - in-title towards the purchase of the Schedule A Property and there are no pending dues whatsoever in that respect. Should the Seller or any predecessor in title of the Schedule A Property or any other predecessor in interest or anyone claiming through or under them have any objection or raise any claim with regard to the Schedule A Property, after the handing over of the Schedule A Property by the Seller to the Purchaser (including but not limited to title or consideration/compensation/adequacy thereof), it will be the sole liability and responsibility of the Seller and shall be settled by the Seller at her own risk, cost and responsibility, without any recourse to the Purchaser.



5.5. there is no action, suit, proceeding or investigation pending or threatened against the Seller and the Confirming Party at Law or in equity before any Court or other Judicial, Quasi-judicial or other authority, the outcome of which may result in the breach of or constitute a default on the part of the Seller and the confirming party under this Sale Deed or which individually or in the aggregate may result in any material adverse effect on the Schedule Properties or any impairment of their ability to perform its obligations and duties under this Sale Deed;

5.6. all taxes (including property taxes), charges, rents, fees, demands, claims and all other dues payable to the relevant Governmental Authority in

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Chief Trustee
PEOPLE'S TRUST

For RASHTROTTHANA PARISHAT

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General Secretary

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relation to the Schedule Properties have been paid in full until the date of handing over of possession of the Schedule Properties;

5.7. the Schedule Properties are free of all encumbrances barring the lease hold rights of the Confirming Party and the Seller and the confirming party have complete authority to transfer the Schedule Properties to the Purchaser, and upon transfer of the same, the Purchaser will be the sole legal and absolute owner of the Schedule Properties free from all encumbrances. If it is ever proved otherwise or if the whole or part of the Schedule Properties hereby sold and conveyed to the Purchaser is taken out of the possession of the Purchaser on account of any defect in the ownership and title of the Seller or its right to sell or peaceful enjoyment is disturbed on account of any act or omission of the Seller or if anyone else claims any right, title and interest in the Schedule Properties then, the Seller and the confirming party jointly and severally be liable to make good all losses, costs, damages and expenses suffered by the Purchaser;

5.8. the Seller and the Confirming party indemnify the purchaser for any claim made or action taken by any statutory, regulatory, administrative and/or Governmental Authority in connection with the Schedule Properties, and including, amongst others, any claim or action with respect to the Schedule Properties.



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Chief Trustee
PEOPLE'S TRUST

For RASHTROTTHANA PARISHAT
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General Secretary



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5.9. the execution, delivery, and performance of this Sale Deed will not conflict with, result in the breach of, constitute a default under or accelerate performance required by any applicable Law, covenant, agreement, understanding, decree or order to which the Seller and the Confirming party is a party or by which they or any of their properties or assets are bound or affected;

5.10. there is no violation or default with respect to any writ, judgment or any decree of any court or any legally binding order, including that of attachment, of any Government Authority, including the income tax authorities, which may result in any adverse effect or impairment of the ability of the Seller and the Confirming party to convey the Schedule Properties or perform their respective obligations and duties under this Sale Deed;

11. Schedule Properties is not the subject matter of any acquisition from the Government or any local authority, local body, MUDA, KIADB, Town Planning Authority or under any legislative enactment. There is no Government ordinance, order or notification (including any notice for acquisition or requisition of Schedule Properties hereby agreed to be sold or any part thereof) has been received or served upon the Seller and the Confirming party;



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Chief Trustee
PEOPLE'S TRUST

For RASHTROTTHANA PARISHAT
[Handwritten signature]
General Secretary



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5.12. the Seller and the Confirming party have complied with all applicable Laws and has not been subject to any fine, penalty, injunctive relief or any other civil or criminal liability which in the aggregate have or may impair the Purchaser's right to enjoy vacant and peaceful possession of the Schedule Properties;

5.13. the Seller and the Confirming party have not at any time made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or any reasons or means whereof, they are prevented from granting, selling, conveying, transferring and assuring the Schedule Properties or whereby or by reason or means whereof the Schedule Properties, can, will or may be charged, Encumbered, impeached or prejudicially affected in interest, benefit, title or otherwise;

5.14. the Seller and the confirming party have no further claim or demand on the Purchaser in relation to the transfer of the Schedule Properties;

5.15. there is no subsisting agreement to sell except the one entered into with the Purchaser herein or any similar documents in respect of the Schedule Properties hereby transferred to Purchaser and the same has not been disposed off or transferred to or in favor of any other person under any exchange or any other arrangement;



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Chief Trustee
PEOPLE'S TRUST

For RASHTROTTHANA PARISHAT
General Secretary



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6. INDEMNITY

6.1. the Seller and the confirming party are aware that on the basis of the representations, declarations and covenants appearing herein, the Purchaser has completed the transaction as contemplated under this Deed in respect of the Schedule Properties and therefore without prejudice to the rights of the Purchaser under any other provision of this Deed or any other remedy available to the Purchaser under law or equity, the Seller and the Confirming party shall indemnify, keep indemnified, defend and hold harmless the Purchaser its directors, officers, employees and agents against any and all direct financial losses, expenses, claims, costs, demands, suits, litigations, proceedings of any nature (including reasonable legal fees and other costs arising out of any judicial or other proceedings or otherwise) and damages suffered, arising out of, or which may arise in connection with any claims by the third parties.

6.2. The Purchaser is freely and absolutely acquitted, exonerated, released and forever discharged by the Seller and the confirming party, saved, defended, kept harmless and indemnified, of, from and against, all former and other encumbrances, already made, created, executed, occasioned or suffered by the Seller and the Confirming party or by any other person lawfully or equitably claiming from, under or in trust for it or their predecessors in title.



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Handwritten signatures of the Chief Trustee

Chief Trustee
PEOPLE'S TRUST

For RASHTROTTHANA PARISHAT

Handwritten signature of the General Secretary

General Secretary



I.R.P./೨೦೨೩:

6.3. The Seller and the Confirming party hereby agrees, acknowledges and undertakes to indemnify and hold harmless the Purchaser from any and all direct financial claims, losses, liabilities, damages, expenses and costs (including attorneys' fees and court costs) which result from a breach or alleged breach of this Sale Deed or of any representation, warranty or covenant of the Seller and the Confirming party as set forth herein, upon a demand being made by the Purchaser in this regard.

6.4. The Seller and the confirming party shall at all times indemnify and keep indemnified the Purchaser against direct financial loss, damages, costs, charges and expenses if any suffered by reason of any defect in the clear, free and subsisting title of the Seller and the Confirming party or by breach of the covenants herein above contained or if any proceedings commenced by any person or persons or by any statutory authorities.

The cost of registration and stamp duty in relation to this Sale Deed is borne by the Purchaser exclusively and in case of any further demand by the stamp authorities at any point of time after the execution of this sale deed, such additional duties shall be paid by the Purchaser only;



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Chief Trustee
PEOPLE'S TRUST

For RASHTROTTHANA PARISHAT

Handwritten signature of the General Secretary.

General Secretary

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Document Sheet

₹ 8/-



I.R.P./ಖರೀದಿ:

SCHEDULE PROPERTIES

SCHEDULE - A

Item No. 1: All that piece and parcel of converted land measuring to an extent of 2 acres 38 cents in Survey No. 59 Permannur Village, Mangalore Taluk bounded on;

North	Sy.No.104/2
East	Sy.No.104/2
South	Sy.No.104/2
West	Sy.No.66.B (Item No.2 property herein)

Item No. 2: All that piece and parcel of converted land bearing Survey number 66B situated at of Permannur Village, Mangalore Taluk measuring to an extent of 34 Cents and bounded by:

North	Sy.No.66/A1B
East	Sy.No.59 (item No.1 property)
South	Sy.No.66/A1B
West	Sy.No.66/A1B



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Chief Trustee
PEOPLE'S TRUST

For RASHTROTTHANA PARISHAT

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General Secretary

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Item No. 3: All that piece and parcel of converted land bearing Survey number 104/P2 (old No104/2P5) situated at of Permanner Village, Mangalore Taluk measuring to an extent of 6.75 Cents and bounded by:

North	Survey line (Sy.No.59 (Item No.1 property))
East	Portion of Sy.No.104/2
South	Survey Line (Sy.No.103)
West	Portion of Sy.No.104/2

Item No. 4: All that piece and parcel of converted land bearing Survey number 104/P2 (old No.104/7) situated at of Permanner Village, Mangalore Taluk measuring to an extent of 1.25 Cents and bounded by:

North	Survey line (Sy.No.59 (Item No.1 property))
East	Portion of Sy.No.104/2
South	Survey Line (Sy.No.103)
West	Portion of Sy.No.104/2

SCHEDULE - B

All that portion of Building constructed there on in the item No.1 of Schedule A Property measuring to an extent of 5295.47 square meters comprising of Ground Floor area of 1765.16 square meters, First Floor area of 1765.16 square meters and Second Floor area of 1765.16 square meters made in RCC ceramic.

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Chief Trustee
PEOPLE'S TRUST

For RASHTROTTHANA PARISHAT

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General Secretary



I.R.P./ಆಬ:

Schedule A and Schedule B properties in aggregate consist of converted land measuring to an extent of 2 acres 80 Cents and building a to an extent of 5295.47 square meters comprising of Ground Floor area of 1765.16 square meters, First Floor area of 1765.16 square meters and Second Floor area of 1765.16 square meters made in RCC ceramic thereon, bearing Khata No. 19-515-43D/A-0-1 allotted by Ward No. 19, Chembugudde, Ullala, Dakshin Kannada, situated at of Permannur Village, Mangalore Taluk, Dakshin Kannada.

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IN WITNESS WHEREOF, THIS DEED OF ABSOLUTE SALE HAS BEEN SIGNED AT BY THE PARTIES ON THE DATE AT THE PLACE FIRST ABOVE WRITTEN.

WITNESSES:

1. *Handwritten signature*
M. JAYANTH KINI
S/O Late R M KINI
126/A 19th Main
V CROSS 2-N BSO CH
Rayaninagar Bangalore
560010

Mrs. MEERA SAKSENA
Vendor

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PEOPLES TRUST
Represented by Mrs. Meera Saksena
Confirming party

Chief Trustee
PEOPLE'S TRUST

2. *Handwritten signature*
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ವಿಶ್ವಯನಗರ 3ನೇ
ಕಡುಕ, ಮೈಸೂರು

RASHTROTTHANA PARISHAT
Represented by Mr. N Dinesh Hegde
Purchaser Rashtrtthana Parishat

Keshava Shilpa,
Kempegowda Nagar,
Bangalore - 560 004.

DRAFTED BY

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RAVIKUMAR N
Advocate
No. 119, Udayaravi, 6th Main,
Vinayaka Layout, Bhoopasandra,
Bengaluru - 560 094



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 Chief Trustee
 PEOPLES TRUST
 For RASHTROTTHANA PARISHAT
 Kenallalaly
 General Secretary

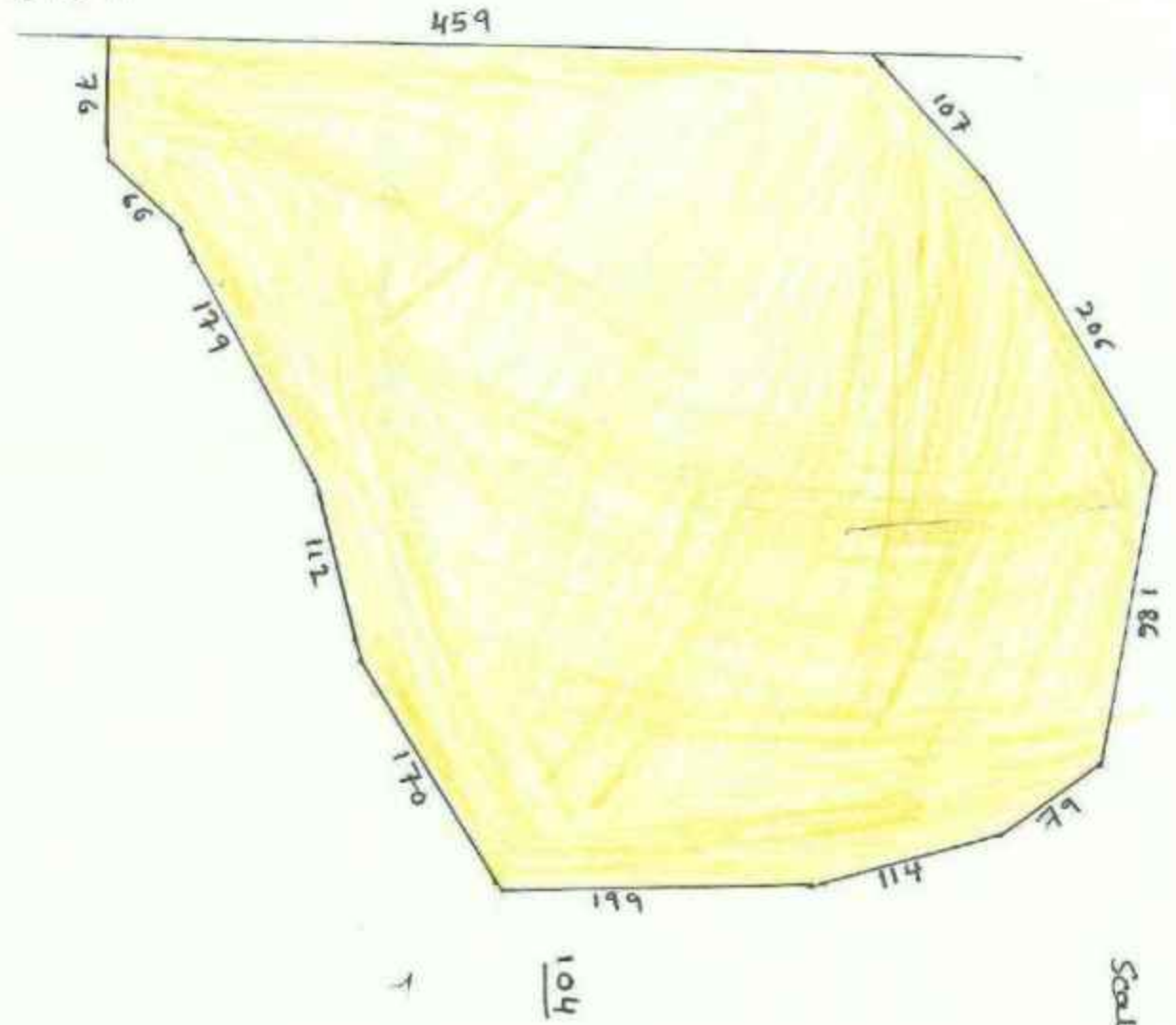
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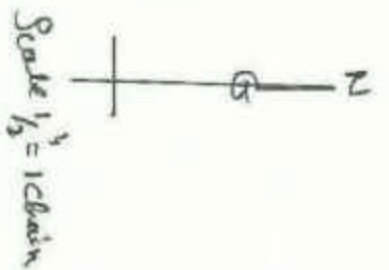
Neelkalyani
 Neelkalyani
 Chief Trustee
 PEOPLE'S TRUST

General Secretary
 For RASHTROTTHANA PARISHAT
 ಶ್ರೀಯುಕ್ತ ಬಿ.ವರ್ಧನ್ಯಾಕು
 ಮುಂಡಗಲ್ಗಾಡಿ, ತಾಲೂಕು

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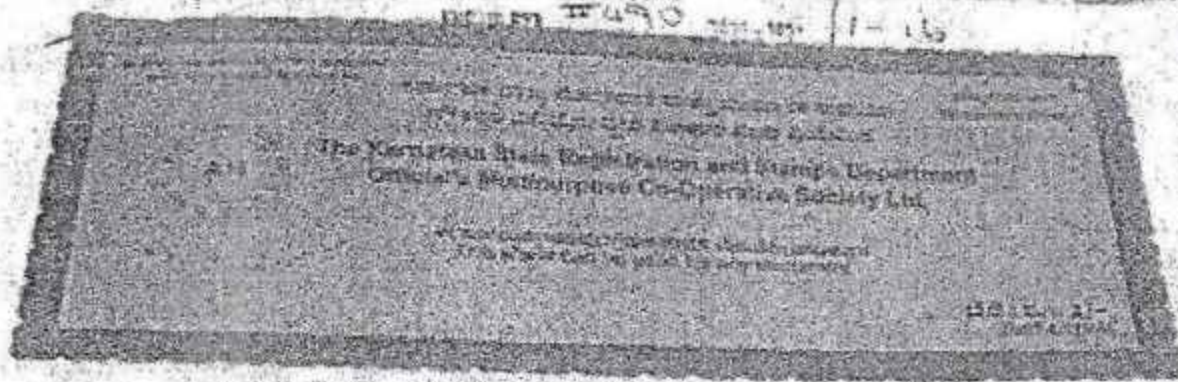
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 Chief Trustee
 PEOPLE'S TRUST
 For RASHTROTTHANA PARISHAT

 General Secretary

ವಿಶ್ವ. ಶಾಂತಿನಗರ
 ಶಾಂತಿನಗರ ಭೂಮಿಪಾಲಕರು
 ಮಂಗಳೂರು, ತಾ.ಮಂಗಳೂರು



TRUST DEED

THIS AMENDMENT TO TRUST DEED is executed on this
the 5th day of February 2021 BY AND BETWEEN:

1. **Mrs. SUSHMA**
D/O of Sushakar.K
aged about 41 years
Kotebali Someshwara Village
Mangalore - 575 023,
Rep by CPA holder
Sri Nusrath Shiraz
S/O H R Abdul Jaleel
#1399, Dodda Masjid Road,
Nawathwadi, Hassan-573201

2. **SMT. MEERA C. SAKSENA IAS (Retd)**
Wife of Late Sharat Saxena
Aged about 69 years
No. 21, Jakkur Plantation
Allalasanandra, Bellary Road
Bangalore 560 064.

3. **MS. PREMA KUMARI, M.N.**
D/O S. Narasimhaiah
Aged about 62 years
No. 134, 23rd Main, B Block
Vijayanagar 3rd Stage
Mysuru - 570 030.

Hereafter together referred to as the TRUSTEES (which expression
in any part of the document to the context shall mean and include their legal
representatives, administrators, executors and assigns).

BHC (U) 877 IV 690 2020-2021/2 - 16

ಕಾರ್ಯದ ವಿವರ
Directorate of Stamps and Registrations
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕಾರ್ಯದ ಮುಖ್ಯಾಂಶ ಇನ್ವಾಯ್ಸ ನಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಸ್ತ್ರೀ: Mrs Sushma rep by her GPA holder Nusrath Shikaz , ಇವರು 1000.00 ರೂಪಾಯಿಗಳನ್ನು
ಸರ್ಕಾರದ ಮುಖ್ಯಾಂಶ ಮುಖ್ಯಾಂಶಿಗೆ ಪಾವತಿಸುವುದನ್ನು ಪ್ರತಿಪಾದಿಸುತ್ತಾ

ವಿವರ	ಮೊತ್ತ (ರೂ.)	ಪಾವತಿಸಿದ ವಿವರ
ಸೇವು ಶುಲ್ಕ	1000.00	Paid in cash
ಒಟ್ಟು	1000.00	

ಸ್ಥಳ : ಚಿಕ್ಕಬಳ್ಳಾಪುರ

ದಿನಾಂಕ : 08/02/2021

ಕಾರ್ಯದ ಮುಖ್ಯಾಂಶ ಮುಖ್ಯಾಂಶಿಗೆ ಪಾವತಿಸಿದ
ಚಿಕ್ಕಬಳ್ಳಾಪುರ

Designed and Developed by C-DAC Pune,

MANGALORE ONE CBSE BHC JL
CHEMBUGUDE, THOKKOTU
MANGALORE-575017

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Correspondent
Mangalore One
Chembugude Thokkottu

The Karnataka State Registration and General Documents
Officers's Multipurpose Co-Operative Society Ltd.
No. 15/2008-2009/1-12

WHEREAS the People's Trust was registered as a Trust by Sri. Sharat Saxena, former Director General of Police with Two Trustees for the purpose of carrying on educational related activities by the Trust and the same was registered on 03.12.2008 as Document No. BNGU/BYUP 15/2008-2009/1-12 AND WHEREAS the said Trust Deed provides to establish and carry on charitable activities and acquire the properties for the purpose of education and other related activities;

AND WHEREAS the Trust Deed provides for appointment of Chief Trustee cum Chairman who is the whole and sole authority for the purpose of managing the affairs of the Trust and other activities and the Trustees are bound by the decision of the Chief Trustee. AND WHEREAS one of the trustees Mrs. Meera C Saksena resigned and her resignation was accepted by Resolution dated 30.03.2009 and by order dated 02.04.2009 the Trust Deed was supplemented by inducting Mrs. Sushma by the Trust.

AND WHEREAS the Trust has established a school, under the leadership of Sri. Sharat Saxena; AND WHEREAS Sri. Sharat Saxena was nominated as Executive Trustee cum Chairman. AND WHEREAS Sri. Sharat Saxena who was the Executive Trustee cum Chairman and founder Trustee passed away on account of brief ill-health on 18.11.2020. AND WHEREAS after the death of Sri. Sharat Saxena who was the Executive Trustee cum Chairman, Mrs. Sushma became the sole trustee and hence decided to expand the Board of Trustees of the

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Correspondent
Mangalore One

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ಶ್ರೀಮತಿ ಸುಷ್ಮಾ ರೆಪ್ ಬೈ ಹರ್ GPA ಹೋಲ್ಡರ್ ನುರೂತ್ ಶಿರಾಜ್ ಡಾಕ್ಟರ್ HR ಅಬ್ದುಲ್ ಜಾಲೀಜ್ ರೆಪ್ ಬೈ ಹರ್ ಗರ್ಡಿಯನ್

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ
1	ಜನರಲ್ ಡಿವಿ	500.00
2	ಸಿಡಿ ಡಿವಿ	500.00
	ಒಟ್ಟು	1000.00





ಶ್ರೀಮತಿ ಸುಷ್ಮಾ ರೆಪ್ ಬೈ ಹರ್ GPA ಹೋಲ್ಡರ್ ನುರೂತ್ ಶಿರಾಜ್ ಡಾಕ್ಟರ್ HR ಅಬ್ದುಲ್ ಜಾಲೀಜ್ ರೆಪ್ ಬೈ ಹರ್ ಗರ್ಡಿಯನ್

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ಚಿತ್ರ	ವಿಶ್ಲೇಷಣೆ	ಹೆಸರು
1	ಶ್ರೀಮತಿ ಸುಷ್ಮಾ ರೆಪ್ ಬೈ ಹರ್ GPA ಹೋಲ್ಡರ್ ನುರೂತ್ ಶಿರಾಜ್ ಡಾಕ್ಟರ್ HR ಅಬ್ದುಲ್ ಜಾಲೀಜ್			Mr. Nurath Shiraz

(Circular stamp)

ಶ್ರೀಮತಿ ಸುಷ್ಮಾ ರೆಪ್ ಬೈ ಹರ್ GPA ಹೋಲ್ಡರ್ ನುರೂತ್ ಶಿರಾಜ್ ಡಾಕ್ಟರ್ HR ಅಬ್ದುಲ್ ಜಾಲೀಜ್ ರೆಪ್ ಬೈ ಹರ್ ಗರ್ಡಿಯನ್

ಶ್ರೀಮತಿ ಸುಷ್ಮಾ ರೆಪ್ ಬೈ ಹರ್ GPA ಹೋಲ್ಡರ್ ನುರೂತ್ ಶಿರಾಜ್ ಡಾಕ್ಟರ್ HR ಅಬ್ದುಲ್ ಜಾಲೀಜ್ ರೆಪ್ ಬೈ ಹರ್ ಗರ್ಡಿಯನ್

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ಚಿತ್ರ	ವಿಶ್ಲೇಷಣೆ	ಹೆಸರು
1	ಶ್ರೀಮತಿ ಸುಷ್ಮಾ ರೆಪ್ ಬೈ ಹರ್ GPA ಹೋಲ್ಡರ್ ನುರೂತ್ ಶಿರಾಜ್ ಡಾಕ್ಟರ್ HR ಅಬ್ದುಲ್ ಜಾಲೀಜ್ (ಎಲೆಕ್ಟ್ರಾನಿಕ್)			Mr. Nurath Shiraz
2	ಶ್ರೀಮತಿ ಮೀರಾ C ಸೋಸೆನ್ಡಾ ಡಾಕ್ಟರ್ ಲೇಟ್ ಶರತ್ ಸೋಸೆನ್ಡಾ (ಎಲೆಕ್ಟ್ರಾನಿಕ್)			Mrs. Meera C Saksena

(Circular stamp)

ಶ್ರೀಮತಿ ಸುಷ್ಮಾ ರೆಪ್ ಬೈ ಹರ್ GPA ಹೋಲ್ಡರ್ ನುರೂತ್ ಶಿರಾಜ್ ಡಾಕ್ಟರ್ HR ಅಬ್ದುಲ್ ಜಾಲೀಜ್ ರೆಪ್ ಬೈ ಹರ್ ಗರ್ಡಿಯನ್

AN

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

People's Trust by inviting other eminent persons to the same. Therefore she invited the following persons to become members of the Board of the Trust all of whom have consented in writing to become members of the Board of the Trust:

1. **SMT. MEERA C. SAKSENA IAS (Retd)**
Wife of Late Sharat Saxena
Aged about 69 years
No. 21, Jakkur Plantation
Allalasandra, Bellary Road
Bangalore 560 054.
2. **MS. PREMA KUMARI, M.N.**
D/O S. Narasimhaiah
Aged about 62 years
No. 134, 23rd Main, B Block
Vijayanagar 3rd Stage
Mysuru - 570 030.

All the Trustees (including the above mentioned Trustees) met and discussed the mode and method of future of the Trust and all the Trustees by resolution took the following decision:

- (a) That Smt. Meera C Saksena IAS (Retd) who was assisting Sri. Sharat Saxena in the day to day management and

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Correspondent
Mangalore One

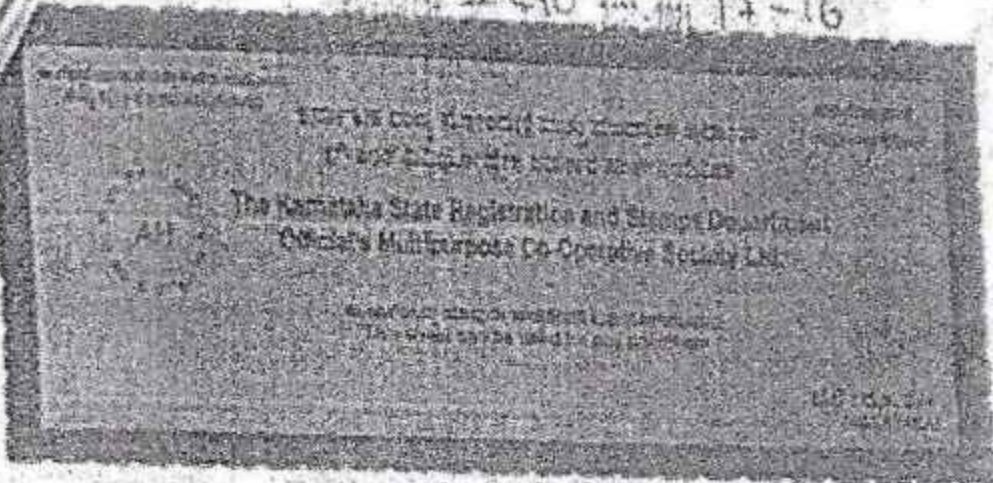
Chembugudde Thokkottu
Mangalore - 575 011
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ಕ್ರ. ಸಂ.	ನಾಮ	ಚಿತ್ರ	ಹೆಚ್ಚಿನ ವಿವರ	ಹೆಸರು
3	Ms Prema Kumari M N , D/o Nandambaloh (ಬಿ.ಎ.ಎ.ಎ.ಎ.ಎ.)			


 ಸಹಾಯಕ ಕಾರ್ಯದರ್ಶಿ
 ಮೈಸೂರು



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administration of the Trust be appointed as the **CHIEF TRUSTEE CUM CHAIRMAN.**

- (b) That the Chief Trustee cum Chairman will have all the powers to run, manage and administer the affairs of the Trust.
- (c) That the Chief Trustee cum Chairman will have all the powers to appoint, remove and pay salaries and carry on all the activities relating to staff, workers etc.
- (d) To continue the management, administration of the Trust for the benefit of all the Trustees.
- (e) To carry on all the activities including leasing of the property, disposing of the property, selling of the property for and on behalf of the Trust.

AND WHEREAS all the Trustees having regard to the resolution passed in the Trust Meeting, it was decided to execute this Trust Decree and register the same before the Sub Registrar,

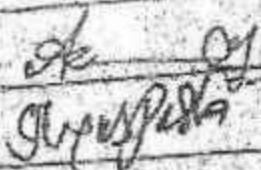
Name of the Trust: **PEOPLE'S TRUST.**
Jurisdiction: State of Karnataka.
Office Address: No. 21, Jakkur Plantation
Allalasanra, Bellary Road
Bangalore 560 064


The following are the Board of Trustees:

- 1. **SMT. MEERA C. SAKSENA IAS (Retd).**
Wife of Late Sharat Saxena
Aged about 59 years
Chief Trustee cum Chairman
No. 21, Jakkur Plantation

Vasanth

Correspondent
Mangalore One
Chembu Road Thokkottu
Mangalore
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ಕ್ರ. ಸಂ.	ವಿವರಣೆ	ಹೆಚ್
1	A B Flats No 357 1 Main St Cross Appadhora Lyl. Yrs. Block 64	
2	Bys No 21 10th Cross Marathahalli Yrs. Block 64	


 ಸಹಾಯಕ ಕಾರ್ಯದರ್ಶಿ
 ಬ್ಯಾಂಕು ಸಂರಕ್ಷಣೆ

The Trust name shall be: PEOPLE'S TRUST





4 ನೇ ಮಹಡಿ ವಸತಿ ನಿಲಯ
 ಸಂಖ್ಯೆ BYP-4-00490-2020-21 ಆಗಿ
 ಸ.ಸಿ. ಸಂಖ್ಯೆ BYPD799 ನೇ ಮಹಡಿ
 ದಿನಾಂಕ 08-02-2021 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

 08/02/2021
 ಸಹಾಯಕ ಕಾರ್ಯದರ್ಶಿ
 ಬ್ಯಾಂಕು ಸಂರಕ್ಷಣೆ



Designed and developed by C DAC, ACTS, Pune

AH

The Karnataka State Registration and Stamps Department
Officer's Multiple Purpose Co-Operative Society Ltd.

as per the stamp duty and registration
that should be paid for any document.

20/11/21

2. **MS. PREMA KUMARI M.N.**
D/o S.Narasimhaiah
Aged about 62 years
No. 134, 23rd Main, B Block
Vijayanagar 3rd Stage
Mysuru - 570 030.

3. **MRS. SUSHMA**
D/O of Sudhakar.K
aged about 41 years
Kotebali Someshwara Village
Mangalore -575 028

NOW THIS TRUST DEED WITNESSETH THAT:

1. AIM AND OBJECTS:

- (a) To run the Educational Institution established by Ex. Chief Trustee.
- (b) To establish run, maintain, various types of educational institutions including schools, colleges, institutions, and hostel.
- (c) To establish Educational Institutes (eg school and colleges), Training Centres and Research or Technical Institutes.
- (d) To organize or to help poor students or needy persons.

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- (c) To affiliate the institutions, or universities or others for the purpose of carrying on charitable and educational activities of the Trust.

2. BOARD OF TRUSTEES:

- (a) That the Board of Trustees will work for the benefit of the Trust and will assist each other in carrying on activities of the Trust.
- (b) That all the decisions regarding the management, administration shall be done by the Chief Trustee who will be in charge of the entire affairs of the Trust.
- (c) That the Trustees shall work for the benefit of the Trust without claiming any individual ownership of the property of the trust.

3. MEETING OF THE TRUST:

- (a) That the Chief Trustee cum Chairman will call for the meeting of the Trust not later than once in two months to transact and review the activities of the Trust.
- (b) That the Chief Trustee cum Chairman shall give Seven Days notice to all the Trustees for the purpose of holding the meeting of the Trust. However, the Chairman may call for a meeting at shorter notice if required for any exigencies and emergencies.
- (c) That the proceedings of the Trust shall be recorded in the Register signed by all the Trustees.

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4. **APPOINTMENT OF CHIEF TRUSTEE CUM CHAIRMAN:**

- (a) All the Trustees hereby appoint **SMT. MEERA C SAKSENA IAS (Retd)** the First Trustee as the Chief Trustee cum Chairman.
- (b) The Chief Trustee cum Chairman is the Chief Executive of the Trust who will carry on all the day to day activities including management of the affairs of the Trust.
- (c) **That the Chief Trustee will have the following powers:**
- (i) manage the trust affairs including entire day to day administration of the Trust.
- (ii) Issuing Letter of appointment for and on behalf of the Board of Trustees
- (iii) To take disciplinary action against the employees of the Trust including suspension of employees and issuing the order of Termination, dismissal as may be necessary for the purpose of running the Trust.
- (iv) To operate the existing Bank accounts of the Trust and sign the cheques, negotiable instruments and such other documents as may be necessary to carry on the day to day activities of the Trust.
- (v) To open new account or close the bank accounts as the Chief Trustee may decide from time to time.
- (vi) Payment of salary and other financial emoluments to the staff and employees.

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- (vii) To apply for renewal of existing course or apply for new courses which may be necessary for carrying on the objects of the Trust.
- (viii) The Chief Trustee is hereby authorized to operate the existing Bank Accounts held in various banks.
- (ix) The Chief Trustee is also authorized to open the new Bank account for carrying on financial activities of the Trust.
- (x) That the Chief Trustee is hereby authorized to sign the cheques and undertake financial activities on behalf of the Trust.
- (xi) The Chief Trustee is authorized to negotiate with banks and other lenders as may be applicable and required, take decisions and implement the same regarding settlement of accounts and borrowings of the Trust at all times.
- (xii) That the Chief Trustee will authorize to take all the decisions carrying on the affairs of the Trust.
- (xiii) The Chief Trustee will have overall powers of the Trust and all the Trustees will abide by the decision of the Chief Trustee.
- (xiv) The Chief Trustee shall have the power to accept the resignation of any trustee and induct any suitable person in his / her place.
- (xv) The Chief Trustee can alienate or sell the moveable and immovable assets of the Trust.

5. **POWERS OF THE BOARD OF TRUSTEES:**

- (a) The Trustees shall be the custodian of all the Trust property owned by the Trust and standing in the name of Trust.

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The Karnataka State Registration and Stamp Department
Office's Multipurpose Co-Operative Society Ltd.

- (b) That the Trustees shall be over all in charge of the administration, management and control of the entire affairs of the Trust.
- (c) Demand all moneys payable and receivable by the Trust and give effectual receipts and discharge for the same by themselves jointly or through their accredited agents;
- (d) Conduct or defend or compromise legal actions, appoint legal advisors for conducting of legal proceeding and to perform all such acts incidental to them by themselves or through their accredited agents;
- (e) Execute all documents relating to the immovable properties or to any loan secured or obtained by the Trust;
- (f) The Trustees shall enter into contracts or agreements with third parties as may be decided upon by the majority or Trustees in writing at a meeting duly called for the purpose;
- (g) The Trustees shall act jointly and if any difference of opinion arises at any time amongst them in relation to the doing or for bearing to do anything or otherwise, the opinion of the Chief Trustee shall prevail and be binding on the other trustees and shall be effectually carried out by the other trustees.
- (h) The Board of Trustees may delegate any or all their powers to any one or more of them for such time and purpose as they deem fit;
- (i) The Board of Trustees is fully empowered to carry out the aims and objects of this Trust in any manner it deemed fit.



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(b) That the Treasurer shall be the responsible person for accounting the fees and other income, donation, subscriptions received from the various persons.

8. **AMENDMENT:**

(a) That the Trustees shall have the power to amend, alter or rescind any of the provisions of the Trust in a manner not inconsistent with the objects of the Trust and to interpret their meanings whenever the rules and regulations framed do not cover any emergency or is ambiguous provided that such change or interpretation do not conflict with the aims and objects of the Trust. If any difficulty arises in giving effect to the provisions of the Deed of Trust the majority of the Trustees made by circulating or otherwise make such provisions not inconsistent with the Deed of Trust as appears to be necessary or expedient for removing the difficulty.

9. **BANKRUPT:**

(a) Any trustee who becomes a bankrupt, lunatic or convicted of a criminal offence, involving moral turpitude or neglects to take interest continuously for a period more than six months or is physically incapacitated or remains outside India continuously for more than 12 calendar months shall cease to be a Trustee of these presents.

10. DISSOLUTION OF TRUST:

(a) In the event of dissolution or winding up of the Trust the assets and properties remaining as on the date of such dissolution or winding up shall go to Chief Trustee or nominee of Chief Trustee and in the event of Chief Trustee does not nominate another Chief Trustee, her son succeeds and is heir to the entire assets of the Trust.

IN WITNESS WHEREOF the Trustees have set their respective hands hereto the day, month and the year as above written.

WITNESSES:

1. [Signature]
H.R. NAGARAJA
367 13th CROSS 1st Stage
Agalwara Bangalore
Yelahanka B'64

1. [Signature]

2. [Signature]

3. [Signature]

[Signature]
ILYAS PASHA
2. NO-21 10th CROSS
1st MAIN ROAD
Mankinagar
Bangalore 64

DRAFTED BY

[Signature]
K. GANESHAIA
DWL No. 39/20

OFFICE OF THE COMMISSIONER OF INCOME TAX (EXEMPTIONS),
 6TH FLOOR, UNITY BUILDING, ANSAL BUILDINGS, RAJENDRA RAO BUILDING CAMP,
 Phone: EPARX 080-22211808, 22211809, 22211810, 22211811, 22211812, 22211813, 22211814
 E.No. A-21/Amendments/(CIT)/2020-21 Date: 22/02/2021

To
 The Managing Trustee,
 M/s PEOPLE'S TRUST,
 Bengaluru

Sr,
 Sub: Approval for amendment in the trust deed - Post
 Ref: Your letter dated 22/02/2021

I am directed to communicate the approval of the Commissioner of Income Tax (Exemptions) Bengaluru, for carrying out the amendments in the trust deed for the proposed amendments which is as under:

Existing Clause	Amended Clause
Existing Trustees: 1. Late Sri Sharat Saxena, 2. Ms Sushma	New Trustees: 1. Sushma D/o Sri Sharat K Aged about 41 years Kotehal Somaswara Village, Mangaluru-575023 2. Meera C Saxena W/o Late Sri Sharat Saxena Aged about 69 years, No. 21, Jalukur Plantation Allalasmara, Bellary Road, Bangalore-560016 3. Prema Kumar D/o S Narasimhalu Aged about 62 years, No. 134, 23 rd Main, B Block, Vijayanagar 3 rd Stage, Mysuru- 570030

Vasanth
 Correspondent