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9640/19.20
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IN FAVOUR OF:

ARTHYA EDUCATIONAL TRUST,

A Public Charitable Trust having its registered office at:

614, 13th Cross, 14th Main,

J. P. Nagar 2nd Phase, Bangalore - 560078

Represented by its Trustees:

1. Mr. N Subramanya Bhat;
2. Mr. Manjunath Murthy;

Hereinafter called the "LESSEES" (which expression wherever it so requires shall mean and include all its administrators, executors, successors and assigns etc.,) of the OTHER PART:

WHEREAS, the Lessor is absolute owner of Lease Hold Rights of the School Building comprising of Ground, First, Second and Third Floor with super built up area of 64,746 Sq. ft being demarcated in the sketch attached herein, intended for an education institution, on a portion of land measuring 2 acres situated at Sy. No. 38/2 and 39 of Rayasandra Village, Kasaba Hobli, Devanahalli Taluk on which School Building is built (together referred to as Schedule Property) at Brigade Orchards, Devanahalli, which is morefully described in the schedule here below and herein after referred to as Schedule Property, acquired the same from the Confirming Party by means of a registered Lease Deed dated 22.01.2020, vide Doc. No. 9634 / 2019-20, CD No. DNRD954, in the office of the Sub Registrar Devanahalli;

WHEREAS, the Lessee, a Public Charitable Trust, has approached the Lessor, which is an infrastructure and service provider to educational institutions, evincing it's interest & willingness to take on lease the above mentioned Schedule Property with an option to expand its operation by acquiring an additional built up space with an intent & purpose of running a duly recognised educational institution.

AND WHEREAS after detailed discussions amongst the parties to this deed the Lessor has agreed to give on sub lease the Schedule Property to the Lessee on certain terms and conditions mutually agreed upon.

AND WHEREAS the parties deem it desirable & expedient to reduce the terms & conditions mutually agreed upon into writing and have the same duly evidenced by this Deed of Sub Lease.

For IGNITED MINDS INC.

N Subramanya Bhat
PARTNER

For BCV Developers Pvt. Ltd.

Manjunath Murthy
Authorised Signatories

For the School for Global Minds
For ARTHYA EDUCATIONAL TRUST

Beera Shudharam

Trustee