



THIS LEASE DEED entered into this day of September of the year of ONE THOUSAND NINE HUNDRED AND NINETYONE between BHARAT GOLD MINES LIMITED (A Government of India Enterprise), Dorgaum, Kolar Gold Fields, represented by its Secretary in Office Sri B.SATYANARAYANA, hereinafter called the Lessor, in favour of the Golden Valley Educational Trust, Dorgaum, K.G.F., represented by Chairman Dr.T.THIMMAIAH, hereinafter called the Lessee, the terms Lessor and Lessee mean and include its successors in office, assigns, administrators, witnesseth as follows :-

WHEREAS the lessee above named has taken the schedule premises for running Golden Valley Institute of Engineering and the premises under this lease deed morefully described in the schedule consists of buildings, carpet area square feet (Vacant land measuring 15.12 acres)

WHEREAS the Lessor and Lessee have entered into this lease deed in super-session of all the leases entered into earlier and both of them have agreed to the terms and conditions of this lease made this day.

For Bharat Gold Mines Ltd.,

[Signature]

[Signature]

This lease deed as made subject to the terms and conditions mentioned below which is agreed to by both the lessor and the lessee and the breach of any of the conditions by the lessee shall entitle the lessor to evict the lessee from the schedule premises.


1. That this lease period shall be Eleven months with option to extend the lease at the desire of the lessee for a period not exceeding 40 years.

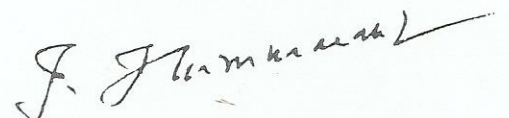
2. That the rent for the schedule premises shall be Rs.200/- per acre of land per annum and the rent for the building shall be 0.20 paise per square feet per month and this rent is payable with effect from and the lessee agrees to pay the arrears of rent if any to the lessor within one month from the date of this lease deed. The lessee shall pay an advance of one year rent to lessor which will be free of interest and refunded when the lease is terminated.

3. That the lessee shall pay all water charges, electric charges and deposits required by the respective departments for supply of Electricity and water during the continuance of this lease.

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For Bharat Gold Mines Ltd.,


Secretary



7. If the Lessee wants to continue the lease he shall apply to the lessor three months in advance and enter into a fresh lease deed executed by him on such terms and conditions as may be determined as settled at that time.
8. That the premises shall not be sub-let to anybody or transfered or encumbered for any reasons whatsoever.
9. That the lessee shall not raise any additional constructions temporary or permanent or make any alterations to the existing buildings without obtaining in writing the previous permission of the Lessor.
10. That the lessee shall maintain the buildings in good condition and attend to the repairs and maintenance at their cost.
11. That the lessee shall not sell their rights under this lease and shall not sell any super-structure of the existing buildings or of additional constructions to any other person.

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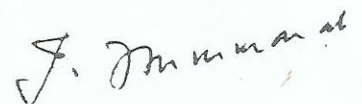
12. That the lessee shall not cause any damage to any property of the lessor existing adjacent to the schedule premises and in the event of any damage being caused the lessee shall make good the same.

13. The lessor have installed light points, fan points, plug points, and provided equipments in the premises and the lessee may at his cost carry out the wiring required for the use of the equipments in the premises.

14. That the lessee shall give every access to the officers of the lessor or to any else authorised by the lessor for examination of the buildings in the schedule at all reasonable hours.

15. That if the lessor wants the schedule buildings for mining purposes he shall give three months to the lessee and the lessee shall thereafter vacate and give possession without claiming any compensation for any improvement that might have been affected or any construction made by the lessee.

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16. That in the event of the lessor providing water and light, the lessor shall pay the charges for the consumption of water and light at the rates fixed by the lessor and this shall be paid along with the rent.

17. The lessor agrees that so long as the lessee adhered to the terms and conditions mentioned above the lessor shall allow the lessee to use the schedule premises for the purpose for which they were leased.

18. That the lease, if the lessee so desires shall be terminated by three calendar months notice in writing by the lessee to the lessor.

19. That if the lessee defaults to pay the rent for 2 consecutive months, the lessor may determine the lease giving 15 days notice and enter on the schedule building treating the lease as terminated.



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J. Thummaray

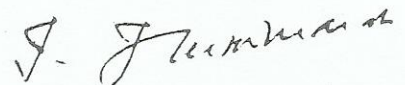
20. That there is no liability on the part of the lessor to the lessee for any damage that may be caused to any Rock-Burst, Earth-Quakes, mining operation, Fire, theft or from any cause whatsoever.

21. The lessee hereby agrees and confirms that one seat in each branch of engineering course in the engineering College shall be reserved as B.G.M.L. Management Quota for each year to be filled by BGML Employees' sons and daughters from the academic year 1991-92 onwards. This should be utilized by BGML on or before the last date fixed for admission by the Director of Technical Education.

21.(a) The lessor has no objection to pledge the buildings constructed by GVET on BGML lands to obtain loans from the bank or financial institutions but subject to the terms and conditions as mentioned in the agreement.

22. The lessee will bear the stamp duty and registration charges of this lease.

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THIS LEASE DEED entered into this.....Second..... day of May of the year of ONE THOUSAND NINE HUNDRED AND NINETYONE between BHARAT GOLD MINES LIMITED (A Government of India Enterprise), Oorgaum, Kolar Gold Fields, represented by its Secretary in office Sri B. SATAYANARAYANA, hereinafter called the Lessor, in favour of the Golden Valley Educational Trust, Oorgaum, K.G.F., represented by Chairman Dr. T. THIMMAIAH hereinafter called the Lessee, the terms Lessor and Lessee mean and include its successors in office, assigns, administrators, witnesseth as follows:-

WHEREAS the lessee above named has taken the schedule premises for running Golden Valley Institute of Engineering and the premises under this lease deed morefully described the schedule consists of buildings, carpet area 5,140 square feet. (named as Oorgaum Dairy Buildings and land 14.88 acres

WHEREAS the Lessor and Lessee have entered into this lease deed in super-session of all the leases entered into earlier and both of them have agreed to the terms and conditions of this lease made this day.

J. J. J. J.

For Bharat Gold Mines Ltd.

J. J. J. J.
Secretary

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for Bharat Gold Mines Ltd.

[Signature]
Secretary

J. J. J. J.

PRESIDENT
Golden Valley Education Trust
K.G.F. First Grade College Campus
Oorgaum, KGF-563 120.

NO 330 - 21/11-1991
Date: - 21/11-1991
B.G. M. K.G.F.
G. L. ...
Robertsonpet, K.G.F.
Stamp: ...

1991

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This lease deed as made subject to the terms and conditions mentioned below which is agreed to by both the lessor and the lessee and the breach of any of the conditions by the lessee shall entitle the lessor to evict the lessee from the schedule premises.

1. That this lease period shall be Eleven months with option to extend the lease at the desire of the lessee for a period not exceeding 40 years.
2. That the rent for the schedule premises shall be Rs.200/- per acre of land per annum and the rent for the building shall be 0.20 paisa per square feet per month and this rent is payable with effect from 6-1-1989 and the lessee agrees to pay the arrears of rent if any to the lessor within one month from the date of this lease deed. The lessee shall pay an advance of one year rent to Lessor which will be free of interest and refunded when the lease is terminated.
3. That the lessee shall pay all water charges, electric charges and deposits required by the respective departments for supply of Electricity and water during the continuance of this lease.

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for Bharat Gold Mines Ltd.

Secretary.

Golden Valley ... Trust
K.G.F. ...
... 63120.



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4. That the lessee shall use the premises only for purposes of education and other objects of the Golden Valley Educational Trust only.
5. That the lessee shall abide by the rules and regulations and the law in force from time to time which the lessor is bound to observe and see that they are observed and followed. The schedule premises shall be governed by the public premises (Eviction of un-authorized occupants) Act of 1971 and Rules made thereunder.
6. That on the expiry of the lease the lessee shall deliver vacant possession of the buildings to the lessor removing and taking away all the belongings and shall not claim any amount for the investments made by the lessee during the period of subsistence of this lease.

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for Bharat Gold Mines Ltd.

[Signature]
Secretary

[Signature]
PRESIDENT

Golden Valley Education Trust
K.G.F. First Grade College Campus
Oorgaam, KGF-563 120.

No 331 -
Date: - 24-04-91
B.G.M. - K.G.F

V. L. ...
K.G.F.

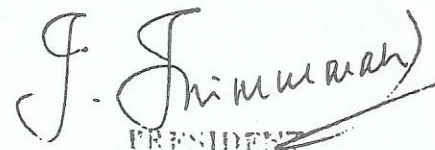
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7. If the Lessee wants to continue the lease he shall apply to the Lessor three months in advance and enter into a fresh lease deed executed by him on such terms and conditions as may be determined as settled at that time.
8. That the premises shall not be sub-let to anybody or transferred or encumbered for any reasons whatsoever.
9. That the lessee shall not raise any additional constructions temporary or permanent or make any alterations to the existing buildings without obtaining in writing the previous permission of the lessor.
10. That the lessee shall maintain the buildings in Good condition and attend to the repairs and maintenance at their cost.
11. That the lessee shall not sell their rights under this lease and shall not sell any super-structure of the existing buildings or of additional constructions to any other person.

for Bharat Gold Mines Ltd.


Secretary

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PRESIDENT
Golden Valley Education Trust
K.G.F. First Grade College Campus
Oorgaum, KGF-563 120.

30 Rs.



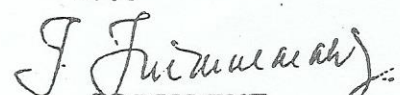
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12. That the lessee shall not cause any damages to any property of the lessor existing adjacent to the schedule premises and in the event of any damage being caused the lessee shall make good the same.
13. The lessor have installed light points, fan points, plug points, and have provided equipments in the premises and the lessee may at his cost carry out the wiring required for the use of the equipments in the premises.
14. That the lessee shall give every access to the officers of the lessor or to any else authorised by the lessor for examination of the buildings in the schedule at all reasonable hours.
15. That if the lessor wants the schedule building for mining purposes he shall give three months to the lessee and the lessee shall thereafter vacate and give possession without claiming any compensation for any improvement that might have been effected or any construction made by the lessee.

for Bharat Gold Mines Ltd.


Secretary

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PRESIDENT

Golden Valley Education Trust
K.G.F. First Grade College Campus
Oorgaum, KGF-563 120.

NO 334
24-11-91
B.G.M.K.
K.G.F

G. Lakshminarayanaiah
(Robertsonpet, K.G.F.)

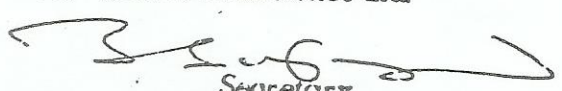
16. That in the event of the lessor providing water and light, the lessor shall pay the charges for the consumption of water and light at the rates fixed by the lessor and this shall be paid along with the rent.

17. The lessor agrees that so long as the lessee adhered to the terms and conditions mentioned above the lessor shall allow the lessee to use the schedule premises for the purpose for which they were leased.

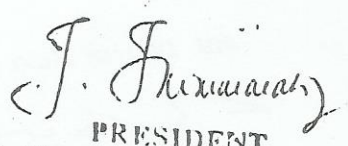
18. That the lease, if the lessee so desires shall be terminable by three calender months notice in writing by the lessee to the lessor.

19. That if the lessee defaults to pay the rent for 2 consequitive months, the lessor may determine the lease giving 15 days notice and enter on the schedule building treating the lease as terminated.

for Bharat Gold Mines Ltd.


Secretary

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PRESIDENT
Golden Valley Education Trust
K.G.F. First Grade College Campus
Oorgaum, K.G.F.-563 120.



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20. That there is no liability on the part of the lessor to the lessee for any damage that may be caused to any Kock-Burst, Earth-Quakes, mining operation, Fire, theft or from any cause whatsoever.

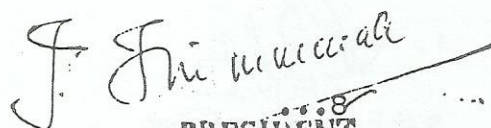
21. The lessee hereby agrees and confirms that one seat in each branch of engineering course in the engineering college shall be reserved as B.G.M.L Management Quota for each year to be filled by BGML Employees' sons and daughters from the academic year 1991-92 onwards. This should be utilised by BGML on or before the last date fixed for admission by the Director of Technical Education.

21 (a) The lessor has no objection to pledge the buildings constructed by GVET on BGML lands to obtain loans from the bank or financial institutions but subject to the terms and conditions as mentioned in the agreement.

22. The lessee will bear the stamp duty and registration charges of this lease.

For Bharat Gold Mines Ltd.


Secretary.


PRESIDENT
Golden Valley Education Trust
K.G.F First Grade College, Campus
Qorgaum, KGF-563 120.

No 335

24-4-1991

B.G.M.K.G.F

G. Lakshminarayana (Stamp Vendor)
Robertsonpet, K. G. F.

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SCHEDULE.

The premises consisting of Coorgaum Dairy Buildings and bungalows measuring a carpet area of 5,140 sq. ft. and vacant land measuring 14.88 acres both the items situated in Kolar Gold Fields mining area.

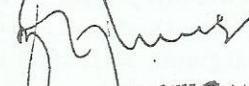
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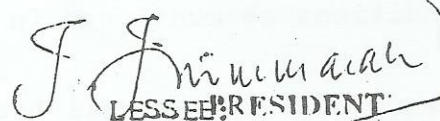
East	..	D.A.R.P. Office.
West	..	Afforestation.
North	..	Smith road and Sri Raju's bungalow.
South	..	Open maidan.

In witness where of we have affixed our signature hereunto this day the second May 1991.

WITNESSES:

1. 
PRINCIPAL
K. G. F. First Grade College
2. COORGAUM K. G. F.


N. S. S. OFFICER
K. G. F. First Grade College
COORGAUM, K.G.F-2



LESSEE: RESIDENT
Golden Valley Education Trust
K.G.F. First Grade College Campus
Oorgaum, KGF-563 120.

For Bharat Gold Mines Ltd.



LESSOR: