

SCANNED

19/11/2019



తెలంగాణ తెలంగాణ TELANGANA
Date 18/11/2019
Sold to A. Sushil Kumar
S/o. D/o. W/o. A. Raja Mogili
or whom Pallavi Boduppal Educational Society

476484
G. SESHU KUMAR
Licenced Stamp Vendor
L.No.15-07-005/2014
R.L.No.15-07-031/2017
H.No.3-4-63/8/233B, P.Apts. Church Colony
Ramanthapur, T. Papat, Medchal Malkajgiri Dist.
Mobile: 7893900999

LEASE DEED

This Lease Deed is made and executed on this 18th day of November, 2019 at Hyderabad by and between:

- 1) Mr. K. Praveen Kumar, S/o. K. Basappa, aged about 47 years, Occ: Business, Resident of H.No. 5-3-262/264, Plot No. 76, 77, Jeera, Near Jeera Club, Secunderabad-500 003. Pan No.AGXPKO404B Aadhar No.5157 9319 6839, Mobile No.9848425597.
- 2) Mr. K. Rajeshwar, S/o. K. Basappa, aged about 45 years, Occ: Business, Resident of H.No. 1-1-275/113, Aditya Nagar, Near Vijaya High School, Kapra, R.R. District, Hyderabad-62. PAN No.AGQPK1953J, Aadhar No.7028 0264 4124, Mobile No.9849147856.

(Hereinafter referred to as LESSORS which term shall mean and include all their respective legal heirs, representatives, authorized nominees and assignees etc.) OF THE ONE PART.
AND

M/s. Pallavi Boduppal Educational Society, a Society registered under Societies Registration Act (Regd. No. 365/2013) having its office at House No. 12-13-691/4, Nagarjuna Nagar, Tarnaka, Secunderabad represented by its Secretary, Mr. A. Sushil Kumar, S/o. A. Raja Mogili aged about 32 years. R/o. 12-13-691/4, Nagarjuna Nagar, Tarnaka, Secunderabad - 500 017. PAN No.AACTP4178J, Aadhar No.5656 2020 6898, Mobile No.9848017745.

(Hereinafter referred to as LESSEES which term shall mean and include all the office bearers respective legal heirs, legal representatives, successors in the office and assignees etc.) OF OTHER PART. Cont ..2 ..

(Signature)
K. Anjan

For Pallavi Boduppal Educational Society
(Signature)
Secretary

(Signature)
OFFICIAL OFFICER

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 9550/- paid between the hours of 2 and 10 on the 18th day of NOV, 2019 18th day of NOV, 2019 by Sri K Praveen Kumar

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No. Name Photo Thumb Impression

Photo

Address



M/S PALLAVI BODUPPAL
EDUCATIONAL SOCIETY REP BY A.
SUSHIL KUMAR
S/O. A. RAJA MOGLI
H.NO. 12-13-691/4, NAGARJUNA
NAGAR
SECUNDERABAD, SECUNDERABAD, T
elangana, 500017, TARNAKA



K. RAJESHWAR
S/O. K. BASAPPA
H.NO. 1-1-275/113, ADITYA
NAGAR, KAPRA, R.R. DISTRICT
HYDERABAD, Telangana, 500062, NEAR
VIJAYA HIGH SCHOOL



K. PRAVEEN KUMAR
S/O. K. BASAPPA
5-3-262/264 P.76 77, JEERA NEAR
JEERA
CLUB, SECUNDERABAD, SECUNDERAB
AD, Telangana, 500003,
SECUNDERABAD

Signature/Ink Thumb Impression

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]



Identified by Witness:
SI No. Thumb Impression



Photo

Name & Address



B SRINIVAS
R/O E.MARREDPALLY SEC BAD



D VENGABABU
R/O KAPRA SEC BAD

D VENGABABU::18/11
[1530-1-2019-19989]

Signature

[Handwritten Signature]

Bk - 1, CS No 19989/2019 & Doct No 19490/2019. Sheet 1 of 8
Sub Registrar Keesara

2 LR

3 LR

11 AUG 2019

18th day of November, 2019

Signature of Sub Registrar Keesara

E-KYC Details as received from UIDAI:

SI No. Aadhaar Details
1 Aadhaar No: XXXXXXXX6839
Name: Koppunoori Praveen Kumar
2 Aadhaar No: XXXXXXXX4124
Name: Koppunoori Rajeshwar

Address:
S/O K Basappa,
Hyderabad, Hyderabad, Andhra Pradesh, 500003
Ranga Reddy, Hyderabad, Andhra Pradesh,
500062

Photo



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[Handwritten Signature]
OFFICER

WHEREAS the Lessors are the absolute joint owners and possessors of the (Document No.5376/16) And 889/2003 Land in Survey Nos. 67, 71, 72, 73A, B, C, D total admeasuring 4 Acres 10 guntas of Land together with a building thereon Ground plus First Floor building, Canteen, Swimming Pool etc., situated at House No. 4-98, Bandlaguda, Ahmedguda, Keesara Mandal, Medchal, Malkajgiri District, Telangana State.

AND WHEREAS the Lessees have approached the Lessors and offered to take on lease, the total extent of 4 Acres 10 Guntas land along with Ground plus First Floor building, Canteen, Swimming pool etc., except one room together with portico in ground floor and parking area with watchmen room at 2nd main gate for the use and occupation of the lessors exclusively. (As shown in the plan enclosed).

NOW THIS LEASE AGREEMENT WITNESSETH AS UNDER:-


1. That the lease shall be for a period of 15 years from the date of execution of this Lease Deed, with effect from 1-3-2020.
2. That the Lessees have agreed to pay the monthly rent in advance a sum of Rs. 5,00,000/- (Rupees Five Lakhs only)+GST 18% for the scheduled property exclusive of one room together portion and parking area as shown in the plan i.e. 4 Acres 10 Guntas of land along with Ground + First Floor building, Canteen, Swimming pool etc., on or before 10th day of every month in advance as per English Calendar. The Lessees have specifically agreed that the Locking period shall be Five years under any circumstances the Lessees are liable for Payment of monthly rent regularly without fail during the locking period.
3. The lessees shall also pay the electricity charges including for the portions in occupation of the lessors regularly, in addition to the above monthly rent and other charges as stated infra. However Lessors will co-operate in obtaining water and electricity facilities from the concerned departments as much required for the daily school activities.
4. The lessees have also specifically agreed that they shall pay the property taxes as applicable from time to time to the concerned authorities without accumulation of arrears and furnish the copy of the property tax paid receipt to the lessor.
5. The monthly rent shall be paid in two equal amounts to the respective owners individually and are paid by bank transfers in the respective accounts of the lessors subject to Income Tax Deduction at Source (TDS), if any from time to time.
6. The lessees have agreed to pay in addition to the above lease amount shall also pay the local authorities taxes including the property taxes trade license fees etc. as applicable from time to time without accumulation of any arrears on any account.





For Pallavi Boduppal Educational Society

 Secretary


MANDAL EDUCATIONAL OFFICER
A.P. KEESARA, MEDCHAL DIST

E-KYC Details as received from user.

SI No Aadhaar Details
 3 Aadhaar No: XXXXXXXX8898
 Name: Sushil Kumar

Address:
 S/O Aminsetty Raja Mogili,
 Secunderabad, Hyderabad, Andhra Pradesh.
 500017

Photo



Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of				Total
			E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/B/C/ Pay Order	
Stamp Duty	100	0	595080	0	0	0	595180
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	9550	0	0	0	9550
User Charges	NA	0	100	0	0	0	100
Total	100	0	604730	0	0	0	604830

Rs. 595080/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9550/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No. 620T3R141119.531ZUJ181119 dated, 14-NOV-19, 18-NOV-19 of ,SBIN/,sbiepay/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 582530/-, DATE: 14-NOV-19, BANK NAME: SBIN, BRANCH NAME: BANK REFERENCE NO. 3546773348302, PAYMENT MODE: CASH-1000200, ATRN: 3546773348302, REMITTER NAME: A SUSHIL KUMAR, EXECUTANT NAME: K. PRAVEEN KUMAR AND ANOTHER, CLAIMANT NAME: PALLAVI BODUPPAL EDUCATIONAL SOCIETY. (2). AMOUNT PAID: Rs. 22200/-, DATE: 18-NOV-19, BANK NAME: sbiepay, BRANCH NAME: BANK REFERENCE NO: 7378559422404, PAYMENT MODE: CC-1000200, ATRN: 7378559422404, REMITTER NAME: A SUSHIL KUMAR, EXECUTANT NAME: K. PRAVEEN KUMAR AND OTHERS, CLAIMANT NAME: PALLAVI BODUPPAL EDUCATIONAL SOCIETY).

Date:
 18th day of November, 2019

Signature of Registering Officer
 Keesara

Bk-1, CS No 19989/2019 & Doct No 19490/2019. Sheet 2 of 8 Sub Registrar Keesara

ట్రాన్సాక్షన్ 2019 సం. (క్రా.కె. 19490) పంపిణీ
 19490 మంబరుగా రిజిస్టరు చేయబడినది. సాక్షిని
 విజయం గుర్తింపు నెంబరు 1530 19490/2019
 జనవరి 18, 2019 సం. వేవంబర్ 18 వ తేదీ

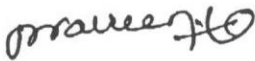
M.Y. RAJMAN
 Sub Registrar
 Keesara

Note: one copy has been registered along with the original.

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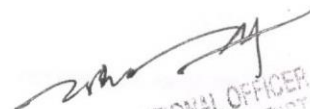
7. The Lessees herein also have agreed that they shall in addition to the above they shall also pay regularly the goods and service taxes (GST) as applicable from time to time and duly intimating in writing the remittances of the same by furnishing copy of the said Return acknowledgment to lessor.
8. The lessees have also agreed to enhance the rent @ 15% (Fifteen percent) for every 3 (Three) years upon the then existing rent during the lease period of fifteen years.
9. The lessees are entitle to use the scheduled property only for purposes of running a educational school duly obtained required permissions licenses etc. from the concerned Govt. Departments duly renewed from time to time as per law and regulations.
10. The Lessees shall make a security deposit of Rs. 50,00,000/- (Rupees Fifty Lakhs only), before the Registration of the Lease Deed and the same shall be refunded without any interests to the lessees only after the lessees vacating and handing over the peaceful possession of the entire scheduled property to the lessors on termination of the lease or on expiry of the lease period whichever is earlier, by deducting or adjusting arrears of rent, and (cost of) damages to the fixtures of structures if any.
11. That Property Tax will be borne by the Lessee for the entire property any other Government taxes and only general maintenance will be borne by Lessees. As per tax payment yearly Tax Rs 73571/- only
12. The Lessees fails to pay any three consecutive monthly rents in advance the Lessors are entitled terminate the Lease Agreement by settling the arrears from the advances etc. adjusting from the security deposit with the lessors.
13. The lessees under take to keep the scheduled property neat and clean in tidy conditions regularly.
 - (i) The Lessees hereby covenants that all the existing fixtures in the main building, dining hall, kitchen (servant quarter dobi room) shall be kept intact.
 - (ii) That the Lessee shall be entitled to use all the existing fixtures and fittings provided by the Lessors in the premises leased out at the time of taking the premises on lease.
 - (iii) The Lessees are not permitted to store any explosive and inflammable items in the scheduled property at any time. The Lessors are not liable for any mis-major accidents and or natural calamities in the scheduled property.





For Pallavi Bodupada' Educational Society


Secretary



MANDAL EDUCATIONAL OFFICER
M.P. KEESARA, MEDCHAL DIST

Bk - 1, CS No 19989/2019 & Doct No

19400/2019

Sheet 3 of 8 Sub Registrar
Keesara

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MANDAL EDUCATIONAL OFFICER
M.P. KEESARA, MEDCHAL DIST



(iv) That the Lessee can make alterations or additions to the building/scheduled property with written permission from lessors suitable for school/ college, play ground like basket ball court, swimming pool, football court, assembly dais, Cafeteria etc., during the lease period. And the same will be demolished at the time of vacating the site.

(v) Lessee will not sublet or assign the scheduled property.

It is further agreed that on the expiration of the Lease the Lessees shall handover peaceful and vacant possession of the demised premises in good and tenantable condition to the Lessors, subject to the normal wear and tear.

14. The Lessors have jointly and severally are entitled to terminate this Lease Agreement during the Lease Period and or on breach of any of the terms and conditions stated supra. The lessors have got right to enter into the scheduled property. That the Lessors be entitled to inspect the Schedule Property at all reasonable times with intimation.

15. The Lessors have reserved one room with portico in ground floor and one watchman room beside 2nd main gate as shown in the plan in the scheduled property for their exclusive use and occupation without interference of the lessees.

16. The Lessors shall have free ingress and egress through the main gate of the scheduled property, the lessees have specifically agreed that the Lessors can enter into the place reserved exclusively by the Lessors in the scheduled property at all reasonable times with intimation.

17. The Lessors and lessees have specifically agreed that in the event of any dispute or differences of opinions should arise between the parties during implementation of any or all terms & conditions of lease deed both should cooperate with each other in resolving the issue amicably without resorting to either arbitration by 3rd party or legal course, if any such situation arise only Mr Sushil Kumar is sole representative authorized to talk..

18. The stamp duty & registration charges etc., shall be borne by the lessees exclusively.

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For Pallavi Boduppall Educational Society

[Handwritten signature]
Secretary

[Handwritten signature]
MANDAL EDUCATIONAL OFFICER
KEESARA, MEDCHAL DIST

SCHEDULE OF PROPERTY

All that the piece and parcel open Land bearing Survey Nos. 67, 71, 72, 73A, BC, C, D total admeasuring 21570 Sq yards of Land along with Ground + First Floor building, Canteen, Swimming pool etc., excluding one room and parking portico under the occupation of Lessors situated at H.No. 4-98, Bandlaguda, Ahmedguda, Keesara Mandal, Medchal, Malkajgiri District, Telangana State and bounded by :

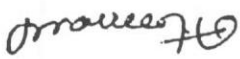


North : Neighbours Land

South : 20 Feet Road


East : 30 Feet Road

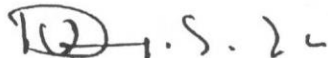
West : Neighbours Land

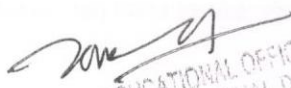
IN WITNESS WEHREOF the Lessor and the Lessee have signed this Lease Agreement in token of their acceptance with their own free will and without any undue influence and coercion in the presence of the following witnesses:

Lessor	Lessee
 	For Pallavi Boduppal Educational Society  Secretary

WITNESSES:

1. 

2. 


MANDAL EDUCATIONAL OFFICER
M.P. KEESARA, MEDCHAL DIST

Bk - 1, CS No 19989/2019 & Doct No
19420/2019. Sheet 5 of 8

Sub Registrar
Keesara

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[Signature]
MEDICAL EDUCATIONAL OFFICER
MEDICAL DIST

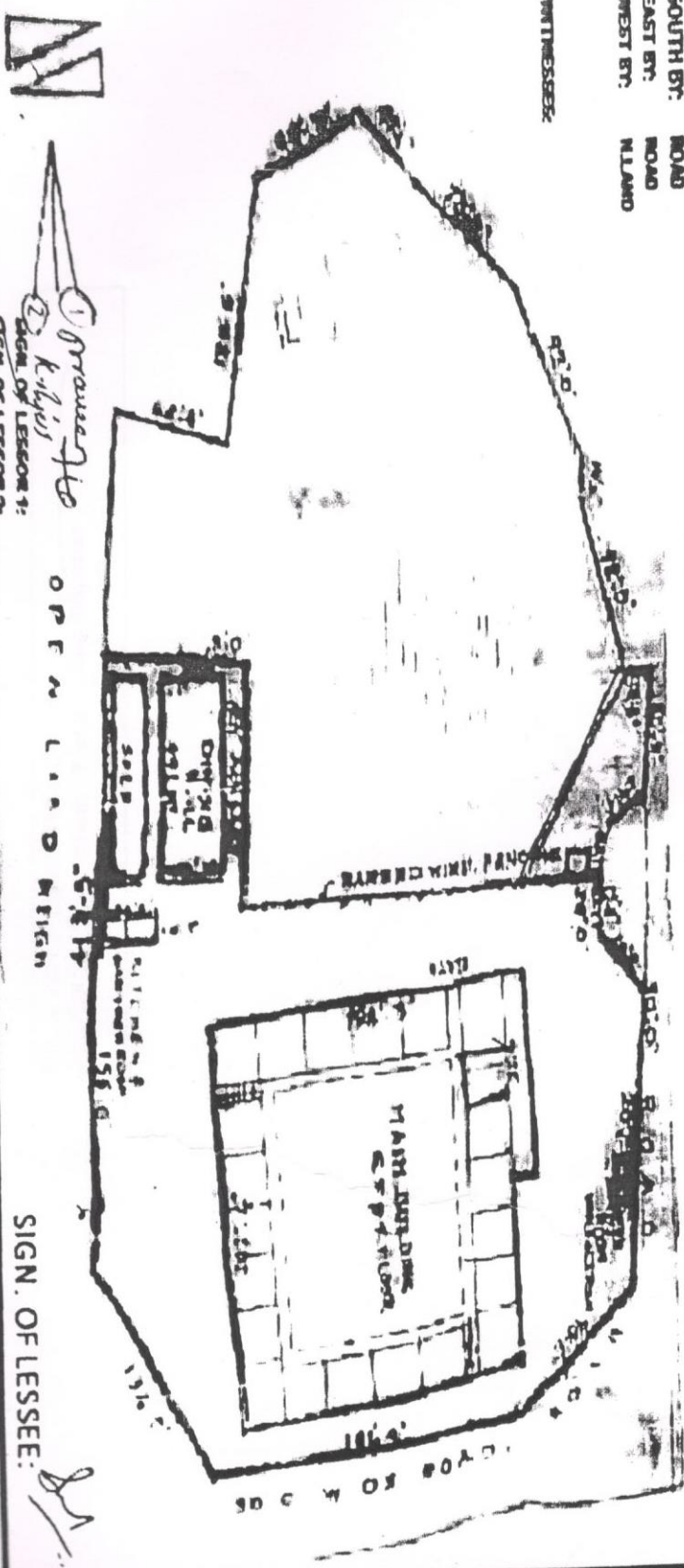


LEASE DEED PLAN SHOWING OPEN LAND WITH EXISTING GROUND AND FIRST FLOOR BUILDING ETC ON H.No. 4-98, ON PART OF PLOT Nos 66 TO 73 INSY. Nos 67, 71, 72, 73, 73/A, 73/CSITUATED AT AHMEDGUDA, BANDLAGUDA VILLAGE, KEESARA MANDAL, MEDCHAL MALKAJGIRI DIST. TELANGANA.
 LESSOR 1: K.P. RAVEEN KUMAR S/O SRI. K. BASAPPA
 LESSOR 2: K. RAJESHWAR S/O SRI. K. BASAPPA
 LESSEE: PALLAVI BODUPPAL EDUCATIONAL SOCIETY (REP. BY MR. A.SUSHIL KUMAR S/O A. RAJAMOGILU

BOUNDARIES
 NORTH BTY: M/LAND
 SOUTH BTY: ROAD
 EAST BTY: ROAD
 WEST BTY: M/LAND

REFERENCE:
 EXCLUDED:

WITNESSES:



SIGN. OF LESSOR 1:
 K. Rajeswar

OPEN LAND MEASUREMENT

SIGN. OF LESSEE:
 [Signature]

[Signature]

MANDAL EDUCATIONAL OFFICER
 KESARA MEDCHAL DIST

భారత ప్రభుత్వం
Government of India

కొప్పనూరి రాజేశ్వర్
Koppunoori Rajeshwar
పుట్టిన తేదీ / DOB: 01/07/1974
పురుషుడు / MALE

7028 0264 4124
VID: 9146 1959 1578 1552

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Unique Identification Authority of India

చిరునామా:
1-1-275/113, Kapra, Aditya Nagar, near
Vijaya High school, Ranga Reddy,
Hyderabad,
Andhra Pradesh - 500062

Address:
1-1-275/113, Kapra, Aditya Nagar, near
Vijaya High school, Ranga Reddy,
Hyderabad,
Andhra Pradesh - 500062

7028 0264 4124
VID: 9146 1959 1578 1552

భారత ప్రభుత్వం
Government of India

కొప్పనూరి ప్రవీణ్ కుమార్
Koppunoori Praveen Kumar
పుట్టిన తేదీ / DOB: 02/10/1972
పురుషుడు / Male

9848425597

5157 9319 6839

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Unique Identification Authority of India

చిరునామా:
S/O కి బసప్ప, 5-3-262, రావిగుండ్,
బీ.ద. ప్రాదేశ్, ఆంధ్ర ప్రదేశ్, 500003

Address:
S/O K Basappa, 5-3-262,
Ranigunj, Jeera, Hyderabad,
Andhra Pradesh, 500003

5157 9319 6839

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

సుశిల్ కుమార్
Sushil Kumar

పుట్టిన సంవత్సరం / Year of Birth: 1987
పురుషుడు / Male

5656 2020 6898

ఆధార్ - సామాన్యుని హక్కు

భారత ప్రభుత్వం
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O అమిరెట్టి రాజా మోగి
12-13-691/4, Nagarjuna Nagar
opp Nagarjuna Nagar Community Hall
Tarnaka, Secunderabad
Hyderabad, Andhra Pradesh, 500017

Address:
S/O Amiretthy Raja Mogi
12-13-691/4, Nagarjuna Nagar
opp Nagarjuna Nagar Community Hall
Tarnaka, Secunderabad
Hyderabad, Andhra Pradesh, 500017

Aadhaar - Saamanyuni Hakku

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PALLAVI BODUPPAL EDUCATIONAL SOCIETY

16/07/2013

Permanent Account Number
AACTP4178J

భారత ప్రభుత్వం
భిల్ల శ్రీనివాస్
Bejju Srinivas

పుట్టిన తేదీ - సం / Year of Birth: 1970
పురుషుడు / Male

3149 1275 7488

ఆధార్ - సామాన్యుని హక్కు

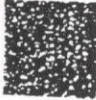
భారత ప్రభుత్వం
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O భిల్ల రామకృష్ణ, 10-3-
20-5/11, స్ట్రీట్ నెం-11, అద్దాగట్టా సూబ్
స్టేషన్ బ్యాకసైడ్, తూర్పు మర్రాజ్పల్లి,
సీకందరాబాద్, హైదరాబాద్, ఆంధ్ర
ప్రదేశ్, 500026

Address: S/O Bejju Ramakrishna,
10-3-20/5/11, Street No-11,
Addagutta Sub Station Backside,
East Marrajpally, Secunderabad,
Hyderabad, Andhra Pradesh,
500026



దేవినీ వెంకటాబు
Devineni Vengababu
పుట్టిన తేదీ/ DOB: 01/05/1975
పురుషుడు - / MALE



చిరునామా:

Address:

S/O దేవినీ చిన్న వెంకటాబు -
19-68/బి-33/201, సోనాటి
రూరాయి, ప్రకాశం సాగర్ కాస్తా,
పేటానాచి, హైదరాబాద్,
ఆంధ్ర ప్రదేశ్ - 500062

S/O Devineni Chinna Vengatabu, 1-
19-68/B-33/201, sohithi residency,
prakash nagar, kupra,
Secunderabad, Hyderabad,
Andhra Pradesh - 500062

6523 3626 9537

6523 3626 9537

Handwritten signature/initials

Bk - 1, CS No 19989/2019 & Doct No
19496/2019. Sheet 8 of 8
Sub Registrar
Keesara

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EDUCATIONAL OFFICER
KESARA DIST

