

GOVERNMENT OF TELANGANA  
(REVENUE DEPARTMENT)

Office of the Tahsildar,  
Gandimaisamma Dundigal Tahsil.



Lr.No.C/235/2021

Date: -04-2022

Certified that the land address No. 366/B with in Premises No. 6-149 of Bowrampet Village, Gandimaisamma-Dundigal Mandal, Medchal-Malkajgiri District, Telangana State fully described in the schedule mentioned here after, is owned by Mr.M. Venkat Reddy S/o Bal Reddy in terms of Sale Deed executed by (1) Ms. Boyini Yadamma W/o B. Muthyalu (2) Mr. S. Santhosh Kumar S/o S. Ashok Kumar (3) Mr. S Anath Kumar S/o S. Ashok Kumar (4) Mr. S. Ajay Kumar S/o S. Ashok Kumar (5) Mr. S. Ashok Kumar S/o Manik Rao duly registered Doc No.2579/1996 on 24-04-1996 in Book No.1 volume No.817 on pages 395 to 402 and in terms of Sale Deed executed by (1) Sri Chintla Papaiah S/o Balajiah (2) Chintla Narsimhulu S/o Mallaiah (3) Chintla Mallesh S/o Narsimhulu (4) Chintla Ganesh S/o Narsimhulu duly registered Doc.No 3694/1986 ,Dt:05.06.1986 in Book No.1 volume No.817 on pages 311 to 313 in the office of SRO Medchal. It is certified that the said land is in possession of the owner.

It is further certified that the owner of the land has leased the said land to M/s VASIREDDY EDUCATIONAL SOCIETY (A society registered under AP Societies Registration Act, 1950 (Reg No. 2358/2001) which runs Slate - The School vide lease deed dated 24-08-2017 for a period of 06 years, duly registered on 24-08-2017 at Serial No 10990/2017 in Book No 1, on pages 01 to 09 in the office of sub registrar office, Quthbullapur, Medchal-Malkajgiri Dist and the entire land is in possession of the lessee. There is a renewal clause in the Lease Deed and the lease can be renewed for 24 years.

It is further certified that the Slate-The School in Sy No. 366/B with in Premises No. 6-149 of Bowrampet Village, Gandimaisamma-Dundigal Mandal, Medchal - Malkajgiri District, Telangana State is located on the said plot of land. No other educational institute is running and no commercial or any other activity is being carried out on the said plot of land.

THE SCHEDULE OF LAND ABOVE REFERRED TO

All the piece and parcel of land, measuring Ac.1-30 Gts, 7082 Sq. Mtrs (8470 Sq Yds) situated at Sy No.366/B, at Bowrampet Village, Gandimaisamma-Dundigal Mandal, Medchal - Malkajgiri District, Telangana State and bounded as follows:



- North : Land Owned by Lessors
- East : Land Owned by Elite Duplex houses
- West : Land Owned by Ch. Sathaiah
- South : Land Owned by Bujanga Reddy

  
Tahsildar, 27/4/22  
Gandimaisamma-Dundigal Mandal,  
Gandimaisamma Dundigal (M),  
Medchal-Malkajgiri Dist.



Government of Telangana  
Registration And Stamps Department

31177/2023

Payment Details - Citizen Copy - Generated on 22/11/2023, 11:56 AM

SRO Name 1521 Quthbullapur

Receipt No: 32762

Receipt Date 22/11/2023

Name M SABITHA REDDY

CS No/Deed No 32698 / 2023

Transaction Lease Deed

Challan No

E-Challan No: 523UCS181123

Chargeable Value 16134000

DD No

DD Dt

Challan Dt

E-Challan Dt: 18-NOV-23

Bank Name

Bank Branch

E-Challan Bank Name: SBIN

E-Challan Bank Branch

Account Description

Amount Paid By

Cash

Challan

DD

E-Challan

Registration Fee

32300

Deficit Stamp Duty

322680

User Charges

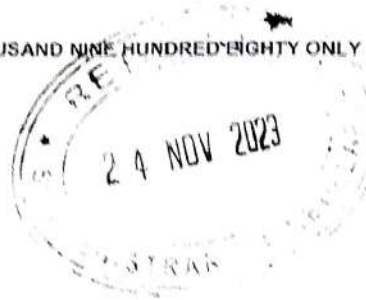
1000

Total

355980

In Words RUPEES THREE LAKH FIFTY FIVE THOUSAND NINE HUNDRED EIGHTY ONLY

Prepared By NAVEEN



Signature by SR

సబితారెడ్డి  
బుల్బుల్పూర్



తెలంగాణ తెలంగాణ TELANGANA

AY 552573

Tran Id: 231116155120988146  
Date: 16 NOV 2023, 03:55 PM  
Purchased By:  
MS VASIREDDY KRUTHIKA  
D/o AMARNATH  
R/o HYDERABAD  
For Whom  
M/S VASIREDDY EDUCATIONAL SOCIETY

MORATHOTI MANIRAM  
RAO  
LICENSED STAMP VENDOR  
Lic. No. 15-21-012/2018  
Ren.No. 15-21-034/2021  
HOUSE NO. 46-230,  
BHAGATH SINGH NAGAR,  
CHINTAL, QUTHBULLAPUR,  
MEDCHAL-MALKAJGIRI  
DISTRICT  
Ph 7032821016

**LEASE DEED**

This Lease Deed is made and executed on this the 22<sup>nd</sup> day of **NOVEMBER**, 2023 at **HYDERABAD**.

**EXECUTED BY AND IN BETWEEN:**

1. **Smt. M. SABITHA REDDY** W/o. Late Sri, M. Venkat Reddy, aged about 55 years. Occupation House-Wife, Pan: BMGPM1167B, Aadhaar: 854931170181, Mobile 9391385214.

2. **Kum. M. MAMTHA REDDY** D/o. Late Sri. M. Venkat Reddy, aged about 31 years. Occupation: Private Employee, Pan: BMGPM1368E, Aadhaar: 897310152665. Mobile: 8333006158.

All are R/o. H.No. 6-149, Bowrampet Village, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.

Hereinafter referred to as the "**LESSORS**" which expression otherwise requires to the context shall mean and includes their heirs, successors in interest, executor, nominees, assignees, administrator, etc.

M. Sabitha  
M. Mamtha Reddy

K. Venkata V.

Cond 2

on the 22nd day of NOV, 2023  
 Execution admitted by (Details of all Executors/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	LE			VANIREDDY KRUTHIKA (AUTH SIGN) D/O. Y. AMARNATH H.NO 204 KRISHNABAGDENS, CHIRAN FORTE LANE, BEGUMPET, HYD	
2	LR			M.MAMTHA REDDY D/O. LATE.M.VENKAT REDDY H.NO 6-149, BOWRAMPET., DUNDIGAL, MM DIST	
3	LR			M.SABITHA REDDY W/O. LATE.M.VENKAT REDDY H.NO.6-149, BOWRAMPET., DUNDIGAL, MM DIST	

Bk - 1, CS No 32698/2023 & Doct No 31177/2023. Sheet 1 of 10 Sub Registrar Quthbullapur

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			SAI KUMAR HYD	
2			MADHUSUDHAN REDDY HYD	

22nd day of November, 2023

Signature of Sub Registrar  
 Quthbullapur  
 Biometrically Authenticated by  
 SRQ K Mahender  
 on 22-NOV-2023 12:52:05

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX8376 Name: Konreddy Madhusudhan Reddy	S/O Konreddy Gopal Reddy, Bahadurpalle, K.V.Rangareddy, Andhra Pradesh, 500043	
2	Aadhaar No: XXXXXXXX6671 Name: Diddi Sai Kumar	C/O Diddi Laxmipathi Late, Qutubullapur, Qutubullapur, K.v. Rangareddy, Telangana, 500055	

Generated on: 22/11/2023 01:27:07 PM



AND

M/s. VASIREDDY EDUCATIONAL SOCIETY, PAN AAATV4026H, Located at 5-9-186, Chapel Road, Gunfoundry, Abids, Hyderabad represented by its duly Authorized Signatory MS. VASIREDDY KRUTHIKA, D/O V. AMARNATH, aged about 29 years, R/o. Flat No. 205, Krishe Gardens, Chiran Forte Lane, Begumpet, Hyderabad-500 003. Aadhaar: 6782 3686 4200, Mobile: 9618363224.

Hereinafter referred to as the 'LESSEE' which expression otherwise requires to the context shall mean and includes its successors in interest, executors, nominees, assignees, administrators, etc.

WITNESSETH:

WHEREAS, the Lessor No.1 & 2 herein are the owners and possessors of Agriculture Land, admeasuring Ac.1.30 Guntas or 8470 Square Yards, in part of Survey No. 366/^B. Situated at Bowrampet Village and Grampanchayath. Quthbullapur Mandal, Ranga Reddy District, having become owners by virtue of legal Heirs and Successors of Sri M. VENKAT REDDY who died intestate on 26-10-2021, Vide Death Certificate Registration No.298, dated 09-11-2021, issued by the REGISTRAR OF BIRTHS & DEATHS, DUNDIGAL MUNICIPALITY, MEDCHAL - MALKAJGIRI DIST, leaving behind the LESSOR No.1 & 2 as his only legal heirs, vide FAMILY MEMBER CERTIFICATE No. C/958/2021, dated 21-12-2021, issued by the TAHSILDAR, DUNDIGAL MANDAL, MEDCHAL - MALKAJGIRI DIST.

WHEREAS Sri M. VENKAT REDDY having acquired the same through Pattedar Pass Book No. 166276, Patta No. 562, issued by Mandal Revenue Officer, Quthbullapur Mandal, Ranga Reddy District.




WHEREAS, the Sri M. VENKAT REDDY during his life time had applied for and obtained sanctioned building permission from Grampanchayath Bowrampet for construction of ground and two Floors building vide Permit No. 49, dated: 06-09-2012 and that the said building complex is completed and the same is assessed for the property tax and that the Lessor No.1 is paying the property tax to the Gramapanchyath since 2012 onwards. The Lessor No.1 subsequently had also raised the two floor of the building and the same is also assessed for the property tax and the building complex premises No.6 149, assessed by the concerned authorities.

Cond 3

M. Sarfatha  
H. Hareesh Reddy

Kruthika V.

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address	Photo
3	Aadhaar No: XXXXXXXX0181 Name: Mal Reddy Gari Sabitha Reddy	W/O Mal Reddy Gari Venkat Reddy, Bowrampet, Quthbullapur, K.v. Rangareddy, Telangana, 500043	
4	Aadhaar No: XXXXXXXX2665 Name: Mal Reddy Gari Mamatha Reddy	D/O Mal Reddy Gari Venkat Reddy, Bowrampet, K.v. Rangareddy, Telangana, 500043	
5	Aadhaar No: XXXXXXXX4200 Name: Vasireddy Kruthika	C/O Pasham Mohith, Secunderabad, Hyderabad, Telangana, 500003	

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/BC/ Pay Order	
Stamp Duty	100	0	322680	0	0	0	322780
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	32300	0	0	0	32300
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
<b>Total</b>	<b>100</b>	<b>0</b>	<b>355980</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>356080</b>

Rs. 322680/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 32300/- towards Registration Fees on the chargeable value of Rs. 16133933/- was paid by the party through E-Challan/BC/Pay Order No .523UCS181123 dated 18-NOV-23 of ,SBIN/

Online Payment Details Received from SBI e-P

(1) AMOUNT PAID: Rs. 356030/-, DATE: 18-NOV-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1306191965532, PAYMENT MODE: CASH-1001138, ATRN: 1306191965532, REMITTER NAME: VASIREDDY KRUTHIKA, EXECUTANT NAME: M. SABITHA REDDY AND OTHER, CLAIMANT NAME: VASIREDDY EDUCATIONAL SOCIETY)

Date:  
22nd day of November, 2023

Signature of Registering Officer  
Quthbullapur

Certificate of Registration

Registered as document no. 31177 of 2023 of Book-1 and assigned the identification number 1 - 1521 - 31177 - 2023 for Scanning on 22-NOV-23 .

Registering Officer  
Quthbullapur  
(K. Mahender)

Bk -1, CS No 32698/2023 & Doct No 31177/2023. Sub Registrar Quthbullapur Sheet 2 of 10

Generated on: 22/11/2023 01:27:07 PM



Thus the Lessor No.1 & 2 became the absolute owner and possessors of the building complex bearing premises No.6-149, consisting of Ground & Two Upper Floors (G-2), along with land admeasuring 8470 Square Yards or Ac. 1.30 Guntas, in part of Survey No. 366/^B, Situated at Bowrampet Village and Gram-Panchayat, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District, Telangana State (herein referred to as the "**SCHEDULE PROPERTY**").

**WHEREAS**, the Lessors have agreed to lease out the schedule property to the Lessee for a period of 30 years starting from 1<sup>st</sup> December, 2017. The Lessors had handed over the scheduled property to the Lessee on 1<sup>st</sup> December, 2017.

**WHEREAS**, after mutual negotiations between the Lessors and the Lessee the lease was registered for a period of six years [01-12-2017 to 30-11-2023] The Lessors and Lessee have accorded their consent to renew the lease at the end of every sixth year by complying all the requirements sought by the Lessee

**WHEREAS**, the Lessors have agreed to lease the schedule property on the following terms and conditions:

**NOW THIS LEASE DEED WITNESSETH AS FOLLOWS**

- 1. PERIOD OF LEASE:** As per the lease deed executed and registered at Registration Office, SRO Name: 1521 Quthubullahpur dated 24<sup>th</sup> August 2017 bearing registration no. 10510 / 2017, the Lessors have agreed to lease out the schedule property to the Lessee for a period of 30 years starting from 1<sup>st</sup> December, 2017.

This Lease Deed is extension Lease of 01-12-2017 to 30-11-2023 Reg no-10510/2017. The Lease which is now being renewed is for a period of 6 (Six) Years, commencing from 01-12-2023 to 30-11-2029. The Lessors and Lessee hereby accord their consent to renew the lease for a further period of 18 years. However, a fresh lease deed would be entered and registered by paying stamp duty at the end of this six-year lease period.

Cond 4

M. Saravitha  
M. Hanth Reddy

K. Venkatesh V.

Bk - 1, CS No 32698/2023 & Doct No  
31177/2023. Sheet 3 of 10 Sub Registrar  
Quthbullapur



Generated on: 22/11/2023 01:27:07 PM



2. **RENT:** The Monthly Rent for the Scheduled Property is Rs10,05,072/- (Rupees Ten Lakhs Five Thousand and seventy two Only), for the First Year from the date of the commencement of the lease.
3. The Lessee shall pay to the Lessors the Monthly Rent of Rs. 10,05,072/- by 15th day of each English calendar Month.
4. **ENHANCEMENT OF RENT:** The Monthly Rent for the Scheduled Property shall be enhanced by 5 % every year on the then existing rent from June 2024 onwards.
5. **SECURITY DEPOSIT:** The Lessee paid six months rent as an interest free refundable security deposit to the lessors i.e, three months rent as on the date of registered deed of 10510/2017 and the balance three months advance rent by 20-06-2017 as under:
- a. Rs. 1,00,000/- (Rupees One Lac Only) paid through Cheque No. 000239, dated: 03-04- 2017, drawn on HDFC bank to the Lessors.
  - b. Rs. 21,50,000/- (Rupees Twenty One Lakhs Fifty Thousand Only) through Cheque No. 000241, dated: 06-04-2017, drawn on HDFC bank to the Lessors.
  - c. Rs. 22,50,000/- (Rupees Twenty Two Lakhs Fifty Thousand Only) through Cheque No. 000242, dated: 15-06-2017, drawn on HDFC bank to the Lessors
6. The Lessors hereby acknowledges the receipt of the above said security deposit from the Lessee. The Lessors undertakes to refund the said interest free security deposit amount to the Lessee within at the time of hand- over the vacant physical possession of the schedule of property after successful completion of the lease period.

M. Sajibitha

A. Hanth Reddy

K. Subbarao

Cond 5



RECORDED BY: 44774884-01-01-01-000



No. 1 U.S. Dist. Court District of Columbia  
 500 U.S. District Court  
 Room 2010  
 400 Independence Avenue, S.E.  
 Washington, D.C. 20002

7. The Lessors authorized the Lessee to modify and make internal structural modifications of the Schedule of Property without causing any damage to the structural stability of the building at its cost and expenses to suit the necessities of the lessee, such as internal partition, Black Board Provision, Toilets, Doors, Windows, Electricity Points, Lights & etc.. will be removed after completion of the lease period.
8. **EXTENSION OF THE LEASE PERIOD:** It is mutually agreed that after the expiry of the lease period covered under this deed, both the parties shall execute a fresh registered lease deed from period to period after completion of every 5 Years.
9. **SERVICE TAX:** The Lessee undertakes to pay the Service Tax ONT to the concerned Department from time to time.
10. **PROPERTY TAX:** The Lessors undertake to pay the property tax to the Gram-Panchayath/GHMC from time to time. The lessee agreed to pay Vat/Service Tax etc., on the lease premises or on the lease amount, to the concerned authorities as and when required.
11. **ELECTRICITY:** The Lessors undertake to provide the required capacity of the electricity connections exclusively for the school premises, all the floors, common areas, water pumps & etc..
12. The Lessee shall pay the Electricity charges to the department regularly and promptly. The Lessee hereby declares and assures that the lessee shall not misuse or tamper the electricity meters and shall keep the seals on the electricity meters intact and safe without imposing any liability or charge on the Lessors in any manner whatsoever
13. The Lessors shall not be in anyway liable for the acts done by the Lessee during the substance of the lease of their school/institution in the scheduled property and no liability from any Authority in this regard. shall be fastened on the Lessors and the Lessee hereby agrees to indemnify the Lessors in this regard.

Cond 6

M. Soubhikha  
 H. Shankar Reddy

K. Srinivas



14. The Lessors shall permit the Lessee peaceful enjoyment of the scheduled property in terms of this Lease Deed
15. Under any circumstances the lessee shall not make any structural deviations or additions to the existing structure during the period of lease.
16. It is mutually agreed by both the Lessors and the lessee, that in view of the long lease period, it is mutually covenant and indemnifies each other that all the terms and conditions of this lease deed shall be binding up on all the legal hires of the Lessors and the successors-in interest of the Lessee. The Lessors agree to indemnify and make good any/all losses that the Lessee may / shall / have incurred against such claim by any third party.
17. The Lessee shall use the leased property diligently and with all due care and shall keep the same in good condition
18. The Lessors or their representatives shall be entitled to inspect the scheduled property at all reasonable times.
19. The Lessee is at liberty to vacate the schedule property by giving 6 (six) months advance notice in writing of their intention to the Lessors before expiry of the lease period, in such in event of earlier termination of the lease by the Lessee the above referred security deposit will be forfeited by the Lessors and for which the lessee had consented voluntarily apart from that the Lessee shall pay the rental dues if any at the time of eviction of the schedule property.
20. If the Lessee fails to give their notice of their intention to vacate as mentioned supra, then the Lessors shall have a right to adjust the rental dues from the deposit amount and to return the balance amount of deposit to the lessee.
21. The Lessee hereby undertakes and guarantees that on expiry of the lease period to vacate the scheduled property and deliver peaceful possession of the Lessors. The Lessors and the lessee can enter into a fresh lease agreement/deed after completion of the stipulated period on the mutually agreed terms and conditions.

M. Soubhitha  
AN 96 121

K. S. V.

Cond 7

Bk - 1, CS No 32698/2023 & Doct No  
31177/2023. Sheet 6 of 10 Sub Registrar  
Quthbullapur



Generated on: 22/11/2023 01:27:07 PM



22. All notices to be given by the parties to each other shall be served by Regd post with Ack due.
23. The Lessee shall not store any explosives or heavy weight materials or any items prohibited by the state or central govt. or any local authority in the schedule property.
24. That the Lessee shall maintain the Scheduled Property and provide security arrangements at its costs and expenses and shall keep the scheduled property in good and habitable condition
25. If default is made in the payment of rent for any 3 continuous months, the Lessor shall issue a notice to the Lessee calling upon them to pay the arrears and the Lessee shall make such payments within 30 days from the receipt of the said notice. In the event the Lessee fails to make payment, the Lessor can terminate the present agreement with immediate effect.
26. The Lessee shall not use the premises for any other purpose other than for running School/Institution for which it has been leased out and shall not sublet, part or induct or given accommodation of the schedule property or a portion of the same to anybody whatsoever, nor shall under any circumstances assign its rights of tenancy in any manner whatsoever. The Lessee shall keep and maintain the lease premises in good condition and shall restore any damage and injury caused to furniture and fixtures or to the scheduled property thereto at his costs and expenses.
27. Any dispute arising between the parties herein regarding, the interpretation or implementation of any of the clauses of the lease deed, the same shall be referred to Arbitration under Arbitration and Conciliation Act,1996 .The Arbitration proceedings shall be referred to solo arbitrator appointed by the Lessors and Lessee on mutual consent. The proceedings shall be conducted in English and shall be binding on the parties. The place, seat and venue of arbitration shall be Hyderabad. Only the Courts in Hyderabad shall have sole and exclusive jurisdiction to adjudicate upon any disputes arising under the present Lease.

Contd..8

M. Sobitha  
 . 10 . 11 . 24

K. S. V.

Bk - 1, CS No 32698/2023 & Doct No  
31177/2023, Sheet 7 of 10 Sub Registrar  
Quthbullapur



Generated on: 22/11/2023 01:27:07 PM



28. That the Lessee upon determination of tenancy or upon the expiry of tenancy by efflux of time shall deliver the vacant possession of the schedule of property immediately thereof or as per the time provided by the Lessors in writing.

SCHEDULE OF THE PROPERTY

All that the building complex bearing premises No.6-149, land admeasuring 8470 Square Yards or Ac.1.30 Guntas, with a plinth area 50,000 Square Feet of R.C.C.. Ground + Two Upper Floors (G+2), in part of Survey No. 366/^B, Situated at Bowrampet Village and Gram-Panchayat, Dundigal-Gandimaisamma Mandal. Medchal-Malkajgiri District, Telangana State and bounded by:

NORTH : LAND OWNED BY LESSORS

SOUTH : LAND OWNED BY P. BUJANGA REDDY

EAST : LAND OWNED BY ELITE DUPLEX HOUSES

WEST : LAND OWNED BY CH. SATTAIAH

**IN WITNESSES WHEREOF**, the Lessors and the Lessee with free will and consent have set their hands and signed this Lease deed on the day, month and year mentioned above.

**WITNESSES**

1. *[Signature]*
2. *[Signature]*

1. M. Soubhikha
2. H. Hanth Reddy.

**LESSORS**

*[Signature]*

**LESSEE**

File 1 of 10  
Date: 08/08/2023  
Time: 08:08:15  
User: [unreadable]



08/08/2023 08:08:15









Blk - 1, C3 No. 12888/2023 & Doc# No.  
31177/2023 Sheet 9 of 18 Sub Register  
Quibbi/18007



Generated on: 2023/08/01 07:07 PM



Online Challan Proforma [SRO copy]	
 <b>Registration &amp; Stamps Department</b> Government of Telangana 	
<b>Challan No: 523UCS181123</b>	
Bank Code : <b>SBIN</b>	<b>Payment : CASH</b>
Remitter Details	
Name	VASIREDDY KRUTHIKA
PAN Card No	AAATV4026H
Aadhar Card No	
Mobile Number	*****009
Address	HYDERABAD
Executant Details	
Name	M. SABITHA REDDY AND OTHER
Address	HYDERABAD
Claimant Details	
Name	VASIREDDY EDUCATIONAL SOCIETY
Address	REPRESENTED BY VASIREDDY KRUTHIKA HYDERABAD
Document Nature	
Nature of Document	Lease Deed
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	QUTHBULLAPUR
Amount Details	
Stamp Duty	322680
Transfer Duty	0
Registration Fee	32300
User Charges	1000
Mutation Charges	0
Haritha Nidhi	50
<b>TOTAL</b>	<b>356030</b>
Total in Words	Three Lakh Fifty Six Thousand Thirty Rupees Only
Date(DD-MM-YYYY)	18-11-2023
Transaction Id	<b>1306191965532</b>
Stamp & Signature	

Online Challan Proforma [Citizen copy]	
 <b>Registration &amp; Stamps Department</b> Government of Telangana 	
<b>Challan No: 523UCS181123</b>	
Bank Code : <b>SBIN</b>	<b>Payment : CASH</b>
Remitter Details	
Name	VASIREDDY KRUTHIKA
PAN Card No	AAATV4026H
Aadhar Card No	
Mobile Number	*****009
Address	HYDERABAD
Executant Details	
Name	M. SABITHA REDDY AND OTHER
Address	HYDERABAD
Claimant Details	
Name	VASIREDDY EDUCATIONAL SOCIETY
Address	REPRESENTED BY VASIREDDY KRUTHIKA HYDERABAD
Document Nature	
Nature of Document	Lease Deed
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	QUTHBULLAPUR
Amount Details	
Stamp Duty	322680
Transfer Duty	0
Registration Fee	32300
User Charges	1000
Mutation Charges	0
Haritha Nidhi	50
<b>TOTAL</b>	<b>356030</b>
Total in Words	Three Lakh Fifty Six Thousand Thirty Rupees Only
Date(DD-MM-YYYY)	18-11-2023
Transaction Id	<b>1306191965532</b>
Stamp & Signature	

e- STAMPS  
Document Registrartion eChallan Slip



Registration & Stamps Department  
Government of Telangana



Remitter / SRO / District-Registrar Details

Name	VASIREDDY KRUTHIKA
Mobile Number	9908073009
Challan Number	523UCS181123
Passcode	F2RDz

Bk - 1, CS No 32698/2023 & Doct No  
31177/2023. Sub Registrar  
Quthbullapur

Generated on: 22/11/2023 01:27:07 PM





తెలంగాణ తేలంగానా TELANGANA

S. Sreelaxmi  
AX 343368

Tran Id: 230816104641088552  
Date: 16 AUG 2023, 10:48 AM  
Purchased By:  
VASIREDDY KRUTHIKA  
D/O VASIREDDY AMARNATH  
R/o HYD  
For Whom  
VASIREDDY EDUCATIONAL SOCIETY

S SREELAXMI  
LICENSED STAMP VENDOR  
Lic. No. 15-21-11/2017  
Ren No. 15-21-044/2023  
FLAT NO G1, KANCHANA  
RESIDENCY, KAKATIYA  
NAGAR, CHINTAL,  
QUTHBULLAPUR MANDAL,  
MEDCHAL MALKAJGIRI  
DISTRICT, TELANGANA STATE  
Ph 7780692454

### RENTAL AGREEMENT

This Deed of RENTAL AGREEMENT is made and executed on the day of 28<sup>th</sup> April, 2023 at Hyderabad, T.S. between

Smt. M. Hemalatha, D/o Sri M.V. Krishna Reddy, W/o Sri Dr. M. Chandrasekhara Reddy; R/o H.No. 15-21-32/48, Ploy No. 47 (p), 48, Balaji Nagar, Kukatpally, Hyderabad. (The Land Owner hereafter referred to as LESSOR)

AND

M/s. VASIREDDY EDUCATIONAL SOCIETY (Reg. No.2358 of 2001) (PAN NO AAATV4026H) registered under Public Societies Registration Act, having its office at 5-3-186, Adj. to SBI, Chapel Road, Gunfoundry, Abids, Hyderabad, Rep. by its duly authorized Signatory: Ms. VASIREDDY KRUTHIKA D/O. SRI. VASIREDDY AMARNATH, aged about 29 years, R/o. Flat No.205, Krishe Gardens, Begumpet, HYDERABAD. (AADHAAR NO 6782 3686 4200)

(The Tenant hereafter referred to as LESSEE)

*Kruthika V*

*M. Hemalatha*

WHERE AS Smt. M. Hemalatha is the absolute owners and possessor of the land bearing Survey Nos. 366/09, 366/09/09 Admeasuring Ac. 0-35 Guntas, situated at Bowrampet village, Qutubullapur Mandal, Ranga Reddy District, Telangana State  
(Hereafter referred to as the 'SCHEDULED PREMISES')

RECTALS:

The LESSEE intends to take on rent the SCHEDULED PREMISES to be used as "Parking Premises" for its School.

The LESSOR has agreed to give on rent and the LESSEE has agreed to take on rent, the SCHEDULED PREMISES on certain terms and conditions as are stated hereunder

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The LESSOR agrees to rent the SCHEDULED PREMISES to the LESSEE for a period of 22 months (twenty-two months) (hereinafter referred to as the "Agreement Period"), commencing on date of signing of this agreement and extendable on mutual consent
- 2 The LESSEE shall use the SCHEDULED PREMISES as "Parking Place Premises" for its School
3. The LESSEE shall pay to the LESSOR as rent for the SCHEDULED PREMISES, an amount of Rs. 1,11,111/- (Rupees one lakh eleven thousand one hundred eleven only) per month, by cheque on or before the 10th day of every month.
4. The LESSEE shall not sub-let, assign or transfer or otherwise part with the possession of the whole or any part of the SCHEDULED PREMISES.
5. This Agreement may be varied or modified only by the mutual consent of both the Parties hereto, expressed in writing.

K. Srinivas V.

M. Hemalatha

SCHEDULE PREMISES

All the part and parcel of the land bearing Survey Nos. 366/e9, 366/e9/e9 Admeasuring Ac. 0-35 Guntas, situated at Bowrampet village, Qutubullapur Mandal, Ranga Reddy District, Telangana State and bounded by

North: Village Road

South: Agricultural Land of Sathaiah in Survey No. 366 Part

East: By Agricultural Land of Venkat Reddy in Survey No 366 Part

West: By 16'-0" Wide Passage

In witness whereof the LESSEE and the LESSOR have hereunto set and subscribed their respective hands and seal on the Day, Month and Year first above written:

1. Smt. M. Hemalatha

*M. Hemalatha*

LESSOR/Land Owner

1. Ms. Vasireddy Kruthika

*Kruthika*

LESSEE

WITNESS:

1. *S. Rowadevi*

2.

తెలంగాణ తెలంగాణ TELANGANA  
Sl.No 5452 Date 06-05-2023. RS 100/-

B. Saravali

Sold to V. Amarnath

S/o H/o W/o Sree ramulu

For Whom: Vasireddy Educational Society RbHyd

BHUPATHI SARRIAM  
LICENSED STAMP VENDOR  
LIC No. 15-13/01/2019, R.No. 15/1007/19  
P.W. 9-A/507, Tharikonda Village  
Abuduljawar Mandal, Rangas Reddy Dist  
Phone: 9348157919

RENTAL AGREEMENT

This Rental Agreement is made and executed on this \_\_\_\_\_ at Hyderabad.

EXECUTED BY AND IN BETWEEN:

1. Sri Chinta Sathaiah S/o Sri Late Chinta Mallaiah, aged about 65 years, Occupation: Agriculture, Aadhaar: 8733 3702 8907 Mobile: 9849284818 is are R/o H.No 1-17, Bowrampet Village, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.
2. Sri Chinta Naveen Kumar S/o Sri Chinta Sathaiah aged about 31 years Occupation: Private employee Aadhaar: 2828 7704 5578 Mobile: 9640585889 is are R/o H.No 1-17, Bowrampet Village, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District.

Hereinafter referred to as the "LESSOR" which expression otherwise requires to the context shall mean and include his heirs, successors in interest, executor, nominees, assignees, administrator etc.

M/s. VASIREDDY EDUCATIONAL SOCIETY, PAN: AAAT 4026, Located at 5-9-186, Adj to SBI, chapel road, Abids, Hyderabad, represented by its duly Authorized Signatory: Mr. VASIREDDY AMARNATH S/o. V.Sreeramulu, aged about 59 years, R/o. Flat No. 205, Krishe Gardens, Chiran Forte Lane, Begumpet, Hyderabad-500 003. Aadhaar: 486059427548 Mobile: 8008902798

Vasireddy Amarnath

Contd..2

Hereinafter referred to as the 'LESSEE' which expression otherwise requires to the context shall mean and included its successors in Interest, executors, nominees, assignees, administrators etc.

WHEREAS, the Lessor No.1 herein is the absolute owner and possessor of Agriculture Land, admeasuring 0.3706 Guntas, Situated at Bowrampet Village and Grama Panchayat, Quthbullapur Mandal, Ranga Reddy District, having acquired the same through Pattedar PassBook No. T06040060146, Patta No. 524, issued by Mandal Revenue Officer, Quthbullapur Mandal, Ranga Reddy District.

WHEREAS, the Lessee is running an Educational Institutions in and around Hyderabad City and with an intention to open its branch at Bowrampet had agreed to take the Scheduled Property on lease for the purpose of establishing and running its School/Educational Institution.

The Lessee hereby commits to the following for using the said open ground as playground for the school:

1. This rental agreement holds good for a period of Three (3) years commencing from 01-03-2023 to 28-02-2026
2. Both Lessor and the Lessee accord consent to renew the rental agreement after the said three (3) years upon a mutual understanding.
3. The Lessee/Lessor is at liberty to vacate /ask to vacate the schedule property by giving 3 (three) months advance notice in writing of their intention before expiry of the lease period.
4. Rent- The rent for the scheduled property is fixed at Rs. 30,0000/- from 01-03-2023 to 28-02-2026, Whereupon it shall be Rs.30,000/- to be paid on or before 10th of every month.

C. Sataiah	15,000	01-03-23 to 29-02-24
	15750	01-03-24 to 28-2-25
	16538	01-03-25 to 28-02-26
C. Naveen	15,000	01-03-23 to 09-02-24
	15750	01-03-24 to 28-02-25
	16538	01-03-25 to 28-02-26

*Leaseholder*

Contd..3

*Signature*

- 5. The enhancement of monthly rent for the scheduled property is fixed as 5% every year.
- 6. Security Deposit: An advance of two lakh rupees (interest free amount) is agreed to be paid by the Lessee which is refundable by the Lessor upon Lessee vacating the scheduled property.
- 7. Electricity: The Lessee shall pay the electricity charger to the department regularly and promptly.

Witness

1. S Karandev

2.

*[Handwritten signature]*

Lessor

*[Handwritten signature]*

Lessee