

SCANNED

Doc. NO. 5347/2024



Tran Id: 240429103339634786

Date: 29 APR 2024, 10:35 AM

Purchased By:

SANGAM JEEVAN

S/o S. RAMANAI AH

R/o NELLORE

For Whom

S/O SHANTHI KETHAN EDUCATIONAL SOCIETY

LEASE DEED

S M QUTUBUDDIN ABID
LICENSED STAMP VENDOR

Lic. No. 25/1999

Ren.No. 15-04-009/2023

H.No. 5-205, Gandhi Road,

Medchal Village, Medchal

Mandal, Medchal Malkajgiri

District, Telangana

Pin 504322180

This lease deed is made on this the 29th Day of April, 2024, at Medchal, Medchal Malkajgiri District, T.S., executed by and between;

1. **Sri. Police Jeevender Reddy** S/o. Mr. Police Sanjeeva Reddy, aged about 59 years, Occupation: Business, Resident of 2-68, Bourampet, Range Reddy District, Telangana State -500043, (Adhar No. ~~XXXXXX~~ 8119), (PAN no. AIIPP5292K)
2. **Smt. Police Sumithra Reddy** W/o. Mr. Police Jeevender Reddy, aged about 55 years, Occupation: Business, Resident of 2-68, Bourampet, Range Reddy District, Telangana State -500043, (Adhere No. ~~XXXXXX~~ 8753), (PAN no. ALGPP1852J)

Hereinafter referred to as the "Lessor / Landlord" which term shall mean and include all their legal heirs, legal representatives, successors, executors, attorneys, agents, administrators, and assignees etc., of the first party.

Contd..2..

[Signature]
[Signature]

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Medchal (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 24585/- paid between the hours of _____ and _____ on the 29th day of APR, 2024 by Sri P Jeevender Reddy

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

SI No	Code	Thumb Impression	Photo	Address
1	LE		 SANGAM JEEVAN (PR) [1504-1-2024-5495]	M/S.SHANTHIKETAN EDUCATIONAL SOCIETY REP BY ITS:-SANGAM JEEVAN (PRE) S/O. S RAMANAIAH 23/812 FATHEKHANPET, NELLORE DIST
2	LR		 POLICE SUMITHRA R [1504-1-2024-5495]	POLICE SUMITHRA REDDY W/O. POLICE JEEVENDER REDDY 2-68 BOURAMPET, R R DIST
3	LR		 POLICE JEEVENDER [1504-1-2024-5495]	POLICE JEEVENDER REDDY S/O. POLICE SANJEEVA REDDY 2-68 BOURAMPET, R R DIST

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 R BABU RAO::29/04/ [1504-1-2024-5495]	R BABU RAO HYD	
1		 G KISHORE::29/04/2 [1504-1-2024-5495]	G KISHORE MEDCHAL	

29th day of April, 2024

Signature of Sub Registrar
Medchal (R.O)

Biometrically Authenticated by
SRO MOHD. ZAFER AHMED
on 29-APR-2024 14:59:36

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX5083 Name: Revuru Babu Rao	S/O Revuru Sriramulu, Kukatpally, Tirumalagiri, Hyderabad, Telangana, 500072	
2	Aadhaar No: XXXXXXXX7828 Name: Gali Kishore	S/O Gali Jojaiah, Qutubullapur, Qutubullapur, K.v. Rangareddy, Telangana, 500055	

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Bk - 1, CS No 5495/2024 & Doct No
5347/2024.
Sheet 1 of 10 Sub Registrar
Medchal (R.O)

:2:

AND

M/s. SHANTINIKETAN EDUCATIONAL SOCIETY, (PAN CARD NO. ABTAS8897C), Registered No. 18 / 2022 dated 26.02.2022, Nellore Dist, Andhra Pradesh, having its office at No. 23/812, Fathekhanpet, Nellore, S.P.S.R. Nellore District, Andhra Pradesh, represented by its President Sri. SANGAM JEEVAN, S/o. S.RAMANAIAH, aged about 37 years, residing at D.No.23/812, Fathekhanpet, Nellore, S.P.S.R. Nellore District, Andhra Pradesh. <

(Hereinafter referred to as the "**LESSEE/TENANT**", which term shall mean and include all its heirs, partners, successors, attorneys, agent, assigns and administrators, etc.,) of the **OTHERPART**.

Hereinafter referred to as the "**LESSEE/TENANT**", which term shall mean and include all its heirs, partners, successors, attorneys, agents, assignees and administrators, etc. of the other party, for the purpose of starting Educational Institutions in the building located at House No. 3-211, (PTIN NO. 1232300658), on Plot Nos. 9, 10, 12, 13, 22, 23, 24, 25 & 26, admeasuring: 2733 sq yards or 2284.7 sq.mtrs in Survey No. 168/4 & 168/5 and plot Nos. 53/part and 48/part (Southern side) admeasuring 27.5 sq. yards or 22.99 sq. mtrs in Survey No. 168/7, & Plot bearing No. 11, admeasuring: 311.0 Sq.Yards or 259.99 Sq.Meters, in Survey Nos. 168/4 and 168/5, Thus Total Land Admeasuring 3071.5 Sq yards or 2567.77 sq. mtrs, with in the Plinth Area of 8000.0 Sq.Feet, R.C.C., situated at Dommara Pochampally, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District, having through Regd. Sale Deed Document bearing No. 1). 4967/2008, Book-I, Dated: 7-7-2008, & 2). 3064/2011, Book-I, Dated: 8-4-2011, Both Document Registered at R.O. Ranga Reddy., for a lease period of 18 (EIGHTEEN) years on a Monthly rent of Rs,1,94,000/- approx. (Amount One Lakhs Ninety Four Thousand only) for the approximate area of 8,000 Square feet (approximately) at the rate of Rs.24.25 paise per sq.ft. including the cellar, Ground floor, I floor and II floor.

Contd..3..



P. Sumanthra Reddy



E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
3	Aadhaar No: XXXXXXXX8119 Name: Police Jeevender Reddy	S/o Police Sanjeeva Reddy, Bachpalle, Medchal-malkajgiri, Telangana, 500090	
4	Aadhaar No: XXXXXXXX8753 Name: Police Sumithra Reddy	W/O Police Jeevender Reddy, Bowrampet, Qutubullapur, K.v. Rangareddy, Telangana, 500043	
5	Aadhaar No: XXXXXXXX5133 Name: Sangam Jeevan	C/O Sangam Ramanaiah, Nellore, Nellore, Nellore, Andhra Pradesh, 524003	

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

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS Act	DD/BC/ Pay Order	
Stamp Duty	100	0	245845	0	0	0	245945
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	24585	0	0	0	24585
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	271430	0	0	0	271530

Rs. 245845/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 24585/- towards Registration Fees on the chargeable value of Rs. 3642358/- was paid by the party through E-Challan/BC/Pay Order No ,361BFE260424 dated ,26-APR-24 of ,ICICIC/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 271480/-, DATE: 26-APR-24, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 3775583426835, PAYMENT MODE: NB-1001138, ATRN: 3775583426835, REMITTER NAME: SHANTINIKETAN EDUCATIONAL SOCIETY , EXECUTANT NAME: P JEEVENDER REDDY AND OTHERS, CLAIMANT NAME: SHANTINIKETAN EDUCATIONAL SOCIETY).

Date:

29th day of April, 2024

Signature of Registering Officer
Medchal (R.O)

Certificate of Registration

Registered as document no. 5347 of 2024 of Book-1 and assigned the identification number 1 - 1504 - 5347 - 2024 for Scanning on 29-APR-24 .

Registering Officer
Medchal (R.O)
(Md Zaheer Ahmed)

Bk - 1, CS No 5495/2024 & Doct No
5347/2024. Sub Registrar
Medchal (R.O)

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Now this Lease deed witnessed as follows:

- 1) That the Lessor hereby declares that they are the owners and has sole possession of the premises, fully described in the Schedule mentioned hereunder and the same is free from all encumbrances, charges, liens, etc., the lessee and lessor agreed to obey the rules, regulations and conditions as mentioned in MOU.
- 2) That in pursuance of the above agreement and in consideration of the rent herein reserved, the Lessor(s) do hereby handed over the complete building by 01-03-2024 as per the requirements of lessee, so lessee has to pay the rent from 01-03-2024 onwards, the lessee will pay the rent on or before 20th of every month in case the lessee fail pay the rent before of 20th of every month for three consecutive months the lessor has a right to issue legal notice to vacate the premises.
- 3) That it is further expressly agreed the Lessee and Lessor shall not terminate the lease for a period of 18 years. In other words, the period of 18 years shall be lock-in period. The lessee shall be liable to pay the rents for the entire lock-in period even if the lessee vacates the property before expiration of lock-in period. That the lease shall be renewed after every ten years at the option of Lessor for further period from time to time on mutually agreed terms and conditions by means of separate lease deeds, provided the rent shall be enhanced on mutual negotiations. That the lease period may be renewed after the expiry of lease agreement with the consent of lessor on the agreed terms. That either party shall furnish a prior notice of (6) months for vacating/terminating this agreement.
- 4) That in case of a change in ownership of the said property during the lease period, it is the responsibility of the Lessor(s) to ensure that this contract is honored by the new owner(s) under the existing terms. That the Lessee will not object to the transaction so long as the lease terms remain unchanged and Lessee agrees to facilitate the transfer of ownership by signing a new lease with the new owner(s), for the remainder of the lock-in period. That all future rent payments from the point of transfer of ownership will be issued to the new Lessor(s).

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- 5) That upon termination of tenancy, the lessee promises and undertakes to give peaceful and vacant possession of the said premises to the lessors in good and neat condition as and when they enter the premises with reasonable wear and tear expected.
- 6) That the Lessee has deposited Ten months rent as advance to Lessor i.e a sum of Rs.19,40,000/- (Rupees Ninteen Lakhs Forty Thousand Only).

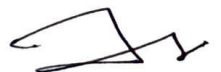
INSTALLMENT	NAME	INSTALLMENT AMOUNT	AMOUNT	DATE	CHEQUE/RTGS NO
1	POLICE JEEVENDER REDDY	Rs.19,40,000/-	Rs.10,00,000/-	19.10.2023	000088, RBL BANK
	POLICE SUMITHRA REDDY		Rs.9,40,000/-	21.10.2023	000089, RBL BANK

- 7) That the lessor hereby leases the schedule property to the lessee herein for a term of Eighteen Years from the date of handing over the possession Office i.e., from 01.04.2024 to 28.02.2042 which includes 18 years lock in period. That the lessee agrees to enhance the rent at the rate of 5% per every years over the existing rent.
- 8) That the building shall be constructed as per the existing plan as shared by the Lessor at the time of the agreement. Lessee will be consulted with to make interiors of the premises amenable for the lessee to occupy for the stated purpose.
- 9) That the lessee shall have a right to use the leased sections of the building according to the convenience without affecting utility and the life of the building with the prior approval of the lessor in writing for all minor and major works.
- 10) That the lessee hereby agrees to use the leased portion of the premises for the purpose of running education institution(s) and not for any other purpose. The lessee is at liberty to use the lease hold premises for any Ravindra Bharathi Global School established by him/them with prior written permission from the lessor.
- 11) That the Lessor(s) shall be liable to pay the property tax, all other municipal taxes and statutory taxes levied by the Municipal Corporation or local authority or State or Central Government in respect of the building. The Lessor is liable to pay the GST amount if applicable. That the Water and electricity consumption charges as per the meter reading and the bills issued by competent authorities shall be paid monthly/regularly by the Lessee during the period of tenancy.



P. Sumithra Reddy

Contd..5..



- 12) That it is the lessee's responsibility to have an external staircase as a fire safety measure with provisions for pipelines, valves, hoses for Lessee to furnish along with other things like motors and required works to get fire NOC
- 13) That the lessor provided the required electrical power of sufficient Kilowatts with Transformer connection, electrical wiring for the entire building including classrooms, bathrooms, passages, corridors, staircase,. All main controls floor wise must be brought to the central room. The Lessor also agrees to the same, at their own cost. The necessary electrical deposits shall be borne by the Lessor only.
- 14) That the entire building is to be fixed with the tube light points, AC points and AC wiring provision (Office rooms, computer lab) and fan hooks as directed by the lessee. That all further maintenance and upkeep will be done by lessee.
- 15) That the lessor will provide half inch drinking water connection from HMWSSB and one bore well. If such water supply is not sufficient, then the lessee shall make his own arrangements. A sump of 10,000 liters capacity will be constructed and two tanks for a combined capacity of 10,000 liters will be provided on roof top by the lessor to facilitate water for normal and drinking purpose. One bore well with 2 or 3 HP submersible motor will be provided by the lessor. Lessor should also provide a motor to lift the water from sump to roof top tank. The maintenance of motor shall be borne by the lessee. The bore well should be used by lessee. The Lessor should supply water for regular consumption using CPVC pipeline from the water tanks to the ground. Drinking water pipeline should be provided for all floors. Proper drainage system shall be made, so that no water stagnation is observed due to rains or otherwise in due course. All taps to be metal, of reputed brand only.
- 16) That a drainage connection as per rules of the building shall be provided at their own cost by the lessor. The Lessor shall provide toilets required in every floor as per building plan. In the toilet two colors of plane tiles to be glued to the full wall. Concealed sanitary connections and material of reputed brand quality to be provided by the lessor. That the Lessee agrees to maintain all the external plumbing and fixtures in good order and carryout the repairs and replacement necessitated due to regular wear and tear.



Contd..6..



- 17) That all rooms are provided with (2*2) reputed quality vitrified tile flooring and bathroom floors/walls to be fitted with normal anti-skid ceramic tiles with skirting. Office rooms, visitors lounge, director/principal rooms, Corridors, staircases to be provided with granite flooring and staircase with SS railing. The doorframes shall be of wood, with a main flush door with shutter. Windows should be of UPVC frame with sliding tinted glass and iron safety grills. and glass elevation in corridors to be provided with safety grills in normal height or with an equivalent safety barrier.
- 18) That all rooms of admin block, laboratory, library, lounges, office room, etc. are provided with 3.6'x7'doors. Wooden door stoppers for classrooms and vision glass of 10"x2.6' erected to the doors specified by the lessee. All rooms in the building should be designed to support air condition equipment, proper electrification, ventilation etc. Areas like visitor's lounge, office block, toilets, class flooring should be uniform and maintained all through the building with the same colour scheme.
- 19) That the lessor provided waste-water drainage system as per municipal rules at the scheduled premises, so that the drainage water can be diverted to nearby drain without any complication from the neighbors or from Municipal Corporation.
- 20) That in the event of any portion of the leased premises being taken away / acquired for the set back or for the road widening purpose or otherwise by the statutory authorities the LESSEE shall not be entitled to claim any compensation or any other claim whatsoever for any such action from the LESSORS property. However, the lease rentals of the premises shall be reduced as per the available plinth area with immediate effect.
- 21) The Lessor agreed to provide portico with 12' x12' size in front of main building entrance with good looking. The lessor must provide walking path with good looking parking tiles from the main gate to near the entrance. The Lessor must construct front arch as per the Lessor plan with the consent of Lessee at the entrance and good looking elevation of the building
- 22) That the original leased deeds shall be in the possession and custody of the LESSOR and LESSEE, one copy each.



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- 23) That this agreement is subject to arbitration as per the Indian Conciliation and Arbitration Act, 1996 and all deputed regarding this lease deed shall be subjected to Hyderabad jurisdiction only.
- 24) That a copy of land documents showing the ownership of Lessor to be provided to the Lessee for the property bearing municipal House No. 3-211, (PTIN NO. 1232300658), on Plot Nos. 9, 10, 12, 13, 22, 23, 24, 25 & 26, admeasuring: 2733 sq yards or 2284.7 sq.mtrs in Survey No. 168/4 & 168/5 and plot Nos. 53/part and 48/part (Southern side) admeasuring 27.5 sq. yards or 22.99 sq. mtrs in Survey No. 168/7, & Plot bearing No. 11, admeasuring: 311.0 Sq.Yards or 259.99 Sq.Meters, in Survey Nos. 168/4 and 168/5, Thus Total Land Admeasuring 3071.5 Sq yards or 2567.77 sq. mtrs, with in the Plinth Area of 8000.0 Sq.Feet, R.C.C., situated at Dommara Pochampally, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District,

SCHEDULE OF PROPERTY

All that the House No. 3-211, (PTIN NO. 1232300658), on Plot Nos. 9, 10, 12, 13, 22, 23, 24, 25 & 26, admeasuring: 2733 sq yards or 2284.7 sq.mtrs in Survey No. 168/4 & 168/5 and plot Nos. 53/part and 48/part (Southern side) admeasuring 27.5 sq. yards or 22.99 sq. mtrs in Survey No. 168/7, & Plot bearing No. 11, admeasuring: 311.0 Sq.Yards or 259.99 Sq.Meters, in Survey Nos. 168/4 and 168/5, Thus Total Land Admeasuring 3071.5 Sq yards or 2567.77 sq. mtrs, with in the Plinth Area of 8000.0 Sq.Feet, R.C.C., situated at Dommara Pochampally, Dundigal-Gandimaisamma Mandal, Medchal-Malkajgiri District, Bounded by:-

Boundaries for Plot Nos. Plot Nos. 9, 10, 12, 13, 22, 23, 24, 25 & 26, 53/part and 48/part (Southern side)

NORTH	:: ROAD
SOUTH	:: PLOT NO.53 AND 48 IN SY NO.168/7 OF DOMMARA POCHAMPALLY
EAST	:: ROAD
WEST	:: ROAD

Contd..8..



P. Sumanth Rao



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Boundaries for Plot Nos. Plot bearing No. 11

NORTH :: PLOT NO. 12
SOUTH :: PLOT NO.10
EAST :: 25' WIDE ROAD
WEST :: PLOT NO. 24

in witness whereever the lessors and lessee have executed this lease deed on the day month and year above written in the presence of the witness attesting hereunder.

WITNESS WHERE OF THE PARTIES HAVE-EXECUEDTHIS AGREEMENT IN THE PRESENCE OF THE FOLLOWING WITNESS ON THE DAY, MONTH AND YEAR AS MENTIONED ABOVE.

WITNESSES

1) 

2) 

LESSOR/OWENER

1 

2 

LESSEE/TENANT





MUNICIPAL ADMINISTRATION DEPARTMENT

Dundigal Municipality

Medchal Malkajgiri District - Telangana State

Payment Date: 03-Feb-2024

NO. IDPTOP0065803134221080678

RECEIPT FOR PROPERTY TAX

PTIN(Property Tax Identification Number)	1232300658
Owner Name	P Jevendar reddy
House Number	3-211
Amount Paid (Excluding PG Charges)	62160 (Rs)
Transaction No	PTOP0065803134221080678
Transaction Date	03-Feb-2024
Locality Name	Dommara Pochampally
Balance Amount	-- (Rs)
Mode Of Payment	BD-UPI
Payment Period From	01-APR-2023
Payment Period To	31-MAR-2024
Deviation Penalty	0 /(Rs)
Transaction Status	SUCCESS
QR Code	

*It is a computerized Receipt, signature not required.