HUNDRED RUPEES भारत INDIA SS INDIA NONJUDICIAL

වීවරු तेलंगाना TELANGANA

5 10 23 Date 2012 20mg 100 Velpur have reddy China Gongamy PerkiL

LEASE DEED

This LEASE DEED is made and executed on this the 24th day of Dec 2022 at Nizamabad by and between:

Sn Velpur Ganga Reddy s/o Chinna Gangaram, aged about 52 years, resident of # 1-125/1, Perkit Village, Mandai Armoor, Dist. Nizamabad

Hereinafter called the "LESSOR" of the first part:-

INFAVOUR OF

M/s Navyabharathi Educational Society, Nizamabad, a Registered Society represented by its Executive members: -

- 1. Ganta Ramesh s/o Narayana, aged about 49 years, resident of # 9-111, Pochammagalli, Nandipet, Dist. Nizamabad -503212 9412730311
- Tegelapathy Latha w/o Anilkumar, aged about 53 years, resident of # 11-1-297/305, K S Residency, Kanteshwar, Nizamabad - 503002

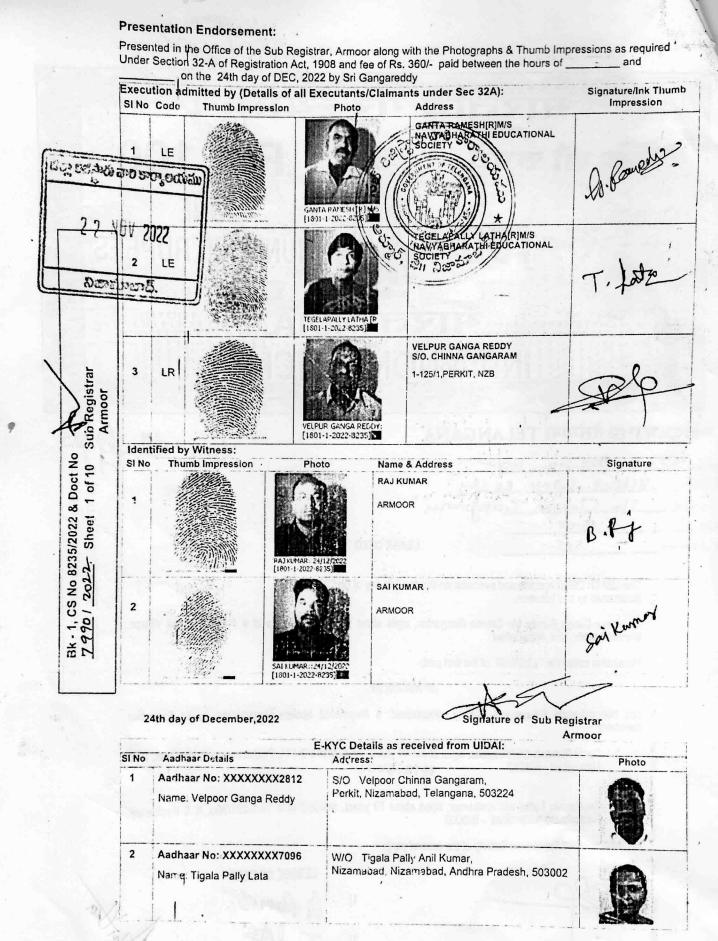
Hereinafter called the Lessee Society of the second part);

LESSOR

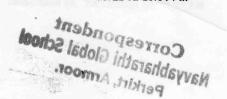
LESSEE SOCIETY

Correspondent Navyabharathi Global School Perkirt, Armoor.

Navyabharathi Giobai School Vishaka Nagar, Perkit (V), Armoer.



loodas school





The terms Lessor and Lessee Society shall mean and include all the members of the society, their respective heirs, executors, successors and legal assignees etc.,

Whereas the Lessor is the absolute and rightful owner and peaceful possessor of the Existing RCC Roofed Building consisting of Ground and First floors with open place, bearing Municipal No. (1-124/1) situated at PERKIT, ARMOOR admeasuring about 9288 SQ FT om Ground Floor and 7,976 sft. In First Floor and total site area of about 12,705 Sq.yards with in the Municipal Corporation Limits of Armoor, hereinafter referred to as the Schedule property, and the Lessee Society has requested the Lessor to lease the schedule property for the purpose of Establishing and carrying on Educational Institutions and the Lessor has agreed for the same on the following conditions:- Link Document No. 366/2010

NOW THIS DEED OF LEASE WITNESSETH AS FOLLOW

- The lessor hereby agrees to lease and hereby demise unto the Lessee Society the said 1) premises being RCC Roofed house with open land area bearing Mpl.No. (1-124/1) situated at PERKI, ARMOOR consisting of Ground and first floors in total measuring about 17264 q.ft of constructed area(9288 Sq ft in Ground Floor and 7976 Sq ft in First Floor) and open place area of about 12,705 Sq.yards on lease basis at or for the lease rent and on the terms and conditions contained in this deed for running educational institutions.
- The lessor has today put the lessee society in occupation of the said premises on this day 2) and the lease period shall commence on 1st day of Jan 2023 and shall be for a period of fifteen (15) years commencing from this day.
- 3) The Lessee Society shall make a deposit of an amount of Rs. 5,00,000/- (Rs. Five Lacs) as security for the due observance, performance and compliance by the lessee Society of the terms and conditions contained herein which will continue to be held by the lessor during the lease period. The deposit is made vide cheque no. 016247, drawn on Union Bank of India, Kanteshwar Branch for Rs 2,00,000/- and cheque no. 016248, drawn on Union Bank of India, Kanteshwar Branch for Rs 3,00,000/- the lessor hereby acknowledges the receipt of the same. The security deposit shall not bear any interest.
- The lessee Society has agreed to pay to the lessor monthly lease rent for the use and 4) occupation of the leased premises at the rate of Rs. 1,00,000/- (Rs. One lac only) per month subject to deduction of income tax at the rates as applicable. The lease rent shall commence with effect from 1st Mar 2023 and is payable every month on or before the 10th day of succeeding month. The Lease Rent is excluding GST, if any, payable as per the prevalent rules and regulations.
- That the lessee Society agrees that the lease amount shall be increased by 5% at the end of 5) every year from 1st day of March 2023, lease rent shall stand increased by 5% over the then existing monthly lease rent.
- The lessee society shall have the sole discretion and option to terminate the lease in respect 6) of the leased premises as per this deed on giving to the lessor of not less than months notice. The lessor shall not be entitled to claim any amounts towards compensation or loss resulting from such termination.

1) So. Denneely.
2) T. John

E-KYC Details as received from UIDAI:

Anthan No XXXXXXXXXXXX

Name Carita Rameth

5:0 Garda Harayana

Narodiget Nigarrolload Tetangana, 503212



Photo

Stemp Diny, Trainer Duty, Registration Fee and User Charges are collected as below in Endorgement respect of this treasurement

Teelbury	In the Form of									
	Biarre Papers	Chaften ort that it has	f Chalan	Cash	Stamp Duty u/S 18 of 85 ect	DD/BC/ Fay Order	Total			
Stamp Duty	1		10000	0			10100			
Transfer Duny			E E		7		9			
Neg Fee	1/1		14n	0	0	0	3//			
User Charges	N/A	10	500	0	0	9	500			
Mutation Fee	*/1	\ ·	0	0	0	0	0			
7me	*00	0	10860	0	0	0	10960			

Rs. 10000: towards Stamp Duty excluding T.D under Section 41 of LS. Act, 1899 and Rs. 3601-towards Registration Fees on the Compension value of Rs. 1200000: was paid by the party brough E-Challan/BC/Pay Order No. 505NEA241222 Gated. 24-DCC-20 of SPIN

Online Payment Details Received from 581 e-P

FIREATIONAL NOOHTY,

24th day of December 2022

Signature of Registering Officer

7990 / 2011. Sheet 2 of 10 Sto Registrar

FICEO

- The lessor shall be responsible for compliance of all the statutory or other requirements of the government or any local authority in connection with the construction of the leased 7) premises including its commercial use for occupation of the same. At all times, during the currency of the lease, the lessor shall indemnify the lessee society from all liabilities/actions arising on account of any legal proceedings/actions arising out any violations/non compliance of the building rules.
- The lessor hereby covenants that he is the absolute owner and possessor of the leased 8) premises and the same is free from all encumbrances, charges, liens etc.
- The lessor has agreed to provide the required electrical power, borewell, water, drainage 9) connections to the building at his own cost. The necessary electrical deposits shall be borne by the lessor. The additional electrical deposits shall be borne by the lessee society and the same shall be reimbursed by the lessor at the time of vacation of the leased premises.
- All municipal rates, property taxes that payable presently upto 31st Dec 2022 shall be paid or 10) borne and discharged by the lessor. Municipal rates or property taxes that are payable thereafter shall also be paid or borne and discharged by the Lessor only. Any levy, tax or rates in relation to the running of institutions of the Lessee Society shall be borne, paid or discharged by Lessee Society only. In the event of the lessor failing to pay any of the taxes as aforesaid, the lessee Society shall be entitled to pay such amounts and deduct the same from the lease rent payable to the lessor.
- The lessor shall permit the lessee society to put up any signboards, hoarding, banners etc at 11) the entrance of the building or at any other place to suit its requirements. If any charges or taxes are levied by the municipal corporation in relation to the said signboard, the same shall be borne by the lessee society.
- The lessee society shall have full right to add/delete/modify the existing or newly provide 12) furniture and fixtures to suit its requirements. It is also entitled to carry out any modifications/repairs/renovations (other than structural changes) to the leased premises including tiling of floor, ducting for installing air conditions and fitting furniture and fixtures for the purpose of its business. If the lessee society requires any structural alterations to the leased premises the same shall be made only with written consent of the lessor and at its own cost.
- The lessee society shall bear and pay all actual electric power bills, water charges, 13) expenditure for the purpose of maintenance and up keep of water supply, severage lines, electrical installations.
- That the lessee society is not entitled to give any part of the leased premised on sub lease to 15) any other party.

lo Romeels?

E-KYC Details as received from UIDAI:

SI No Aadhaar Details Address:

Aadhaar No: XXXXXXXX5937

Name: Ganta Ramesh

S/O Ganta Narayana, Nandipet, Nizamabad, Telangana, 503212



Photo

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

Description of Fee/Duty	In the Form of									
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total			
Stamp Duty	100	0	13260	0	0	0	13360			
Transfer Duty	NA	0	. 0	0	0	0	0			
Reg. Fee	NA	0	360	0	0	0	360			
User Charges	NA		500	0	0	0	500			
Mutation Fee	NA	0	o	0	0	0	0			
Total	100	0	14120	0	0	0	14220			

Rs. 13260/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 360/- towards Registration Fees on the chargeable value of Rs. 1726303/- was paid by the party through E-Challan/BC/Pay Order No .D387LY241222,505NEA241222 dated .24-DEC-22,24-DEC-22 of .SBIN/,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 3260/-, DATE: 24-DEC-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 8991166787639, PAYMENT MODE: NB-1001138, ATRN: 8991166787639, REMITTER NAME: MS NAVYABHARATHI EDUCATIONAL SOCIETY, EXECUTANT NAME: VELPUR GANGA REDDY, CLAIMANT NAME: MS NAVYABHARATHI EDUCATIONAL SOCIETY). (2). AMOUNT PAID: Rs. 10910/-, DATE: 24-DEC-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 2513548702025, PAYMENT MODE: NB-1001138, ATRN: 2513548702025, REMITTER NAME: MS NAVYABHARATHI EDUCATIONAL SOCIETY, EXECUTANT NAME: VELPUR GANGA REDDY, CLAIMANT NAME: MS NAVYABHARATHI EDUCATIONAL SOCIETY).

Date:

3

24th day of December, 2022

Signature of Registering Officer

Armoor

జాయింట్ సబు-రిజిస్త్రారు-3, ఆర్మూర్.

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- 16) In the case of this deed coming to an end by efflux of time or upon its sooner determination the lessee society shall ensure that it shall remove itself and all its furniture and fittings and simultaneously hand over vacant and peaceful possession of the leased premises.
- 17) That lessor shall be entitled at any reasonable point of time to enter the premises for the purpose of inspecting the premises.
- 18) That the lessee society shall at its own option insure the stocks., furniture and fittings at its own cost.
- 19) The lessee shall obtain at its own expenses all permission licenses required for carrying on its activity.
- 20) That the security deposit becomes due immediately in the event of termination of lease either by this deed coming to an end by efflux of time or upon its sooner determination and till the refund of the deposit, after deducting the amount payable by the lessee society, if any, the lessor shall not demand possession of the leased premises.
- 22) The lessee society shall vacate the leased premises within 15 days from the date of payment of security deposit otherwise the lessor is entitled for pro rata rent.
- 23) That the registration charges whatsoever required to get the lease deed registered for any/all purposes with sub registrar or Dist. Registrar shall be borne by the lessor and the
- In the event of any portion of the leased premises being taken away/acquired for the set 24) back or for the road widening purposes or for any other purposes by the statutory authorities the lessees shall not be entitled to claim any compensation for such act of the statutory authorities. However the lease rental of the premises shall be reduced as per the available
- All disputes regarding this lease deed shall be subjected to Armoor jurisdiction only. 28)

LESSOR

1) No Romers.

Bk-1, CS No 8235/2022 & Doct No 25/2022 & Doct No 27990 / 202-2- Sheet 4 of 10 Sub Registrar Armoor

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SCHEDULE OF THE PROPERTY

The Existing RCC Roofed building, office shed, dinlng hall, shed, labor quarters and play ground comprising Ground and First floors bearing Municipal Number 1-124/1 with area of 12,705 Sq.yards and construction area of 9288 sq ft in Ground Floor and 7,976 sq ft in First Floor situated at Perkit, Armoor within municipal limits of Armoor, Dist. Nizamabad

AS BOUNDED BY:

NORTH

: Property of V Sujatha

SOUTH

: 60°-0° wide Road

EAST

: 33'-0" wide road

WEST

: Lessors property

IN WITNESS WHERE OF THE LESSOR AND THE LESSEE SOCIETY HAVE SET THEIR HAND ON THIS LEASE DEED ON THE DATE FIRST STATED ABOVE.

WITNESSES

1. So. Ramoels...

(Lessee Socelty)

Correspondent Navyabharathi Global School Perkirt, Armoor.

Navyabharathi Global School Vishaka Nagar, Perkit (V), Armoor. Bk - 1, CS No 8235/2022 & Doct No - 7990 / 202-2- Shoot 5 of 10 Sub Rogistrar Armoor

Navyabharathi I de School
Vishaka Nagar, Percontant

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బారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం Unique Identification Authority of India Government of India

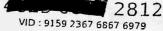
8జప్రేషన్/ Enrolment No.: 0623/09011/10711

তি বিল বন্ধী Velpoor Ganga Reddy S/O Velpoor Chinna Gangaram House Number 1-125/1 Vishaka Nagar Armoor Mandalam Perkit Perkit Nizamabad Telangana - 503224 9948414999

Signature yalid



మ్ ఆదార్ సంఖ్య / Your Aadhaar No. :



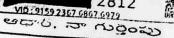
నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం Government of India



Soss Rom 82 Velpoor Ganga Reddy పట్టిన తేజీ/DOB: 02/05/1970 శ్రీమేమాడు/ MALE









సహాచారం

- ఆధార్ గుర్తింపుకు ధృపీకరణ, పాఠసల్వానికి కాడు.
- 🖪 గుర్తింపుకు ధృనీకరణ ఆన్లైన్ అథెంటికేషన్ ద్వారా పొందనచ్చు.
- 🛮 ఇది ఎలెక్ట్రానిక్ పద్దలిలో వ్రాయబడిన లేఖ.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.
- ఆధార్ దేశమంతటా ఆమోదించబడుతుంది.
- ఆధార్ భవిష్యత్తులో ప్రభుత్వ మరియు ప్రభుత్వతర సేవలు అందచేయడంలో సహాయ పడుతుంది.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

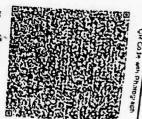


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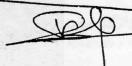
బారత విశిష్ట గుర్తింపు ప్రాదికార సంస్థ Unique Identification Authority of India

కర్సులు ప్రాల్ ప్రాల్ స్ట్రాల్లో ప్రాల్ స్ట్రాల్లో ప్రాల్ స్ట్రాల్లో మండలం, ప్రత్యేత్స్ పర్కిట్, నిజామాడాడ్, తెలంగాణ - 503224

Address: S/O Velpoor Chinna Gangaram. House Number 1-125/1, Vishaka Nagar, Armoor Mandalam, Perkit, Perkit, Nizamabad, Telangana - 503224



3 2812



BK-1, CS No 8235/2022 & Doct No 7990 / 2022. Sheet 6 of 10 Sub Registrar Armoor









భారత ప్రభుత్వం Unique Identification Authority of India Covernment of India

ನವಾರು ನಂತ್ರಾ / Enrollment No. : 2052/10040/00458

Ganta Ramosh గంట రమవ

STO Ganta Narayana 9-111 pochamma gally Nandipet Nandipet, Nizamabad Andhra Pradesh - 503212 9492730311



94670521



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :



ఆధార్ – సామాన్యుని హక్కు



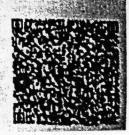
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గంట రమప **Ganta Ramesh**



togo do / DOB: 23/04/1973 Coarcust / Male

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Bk - 1, CS No 8235/2022 & Doct No 7990 / 202-2- Sheet 7 of 10 Sub Registrar Armoor





భారత ప్రభుత్వం GOVERNMENT OF INDIA

లీగల పల్లి అత Tigala Pally Lata



పుట్టిప సంవత్సరం/Year of Birth: 1969 స్త్రీ / Female



7096

ఆధార్ - సామాన్యుని హక్కు



CHARLES THE STREET CONTRACTOR

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: w/o తీగల పర్లి అనిల్ కుమార్ ఇనం11-1-297/305, కె ఎస్ రెస్డెన్స్ కంలేశ్వర్ ఫ్లాట్ నో-305, నిజామాలాద్ నిజామాలాద్. నిజామాలాద్, ఆంధ్ర స్టుదేష్ 503002 Address: W/O Tigala Pally Anil Kumar, HNO-11-1-297/305, K S RESIDENCY, KANTESHWAR FLAT NO-305, NIZAMABAD, Nizamabad, Subhashnagar, Andhra Pradesh, 503002



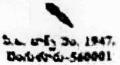
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www.uidai.gov.in





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Search Property

Get Your PTIN Number

Property Tax Payment

Q Search Your Property Tax

O Print Receipts

Check Your Payment Status

W View Assessment Details

i) Property Tax Details

PTIN NO : 1126201554

Name : VELPUR GANGA REDDY (S/O (or) D/O (or) W/O) VELPUR CHINNA

GANGARAM

Door :1-124/1 Locality : Perkit

Number

ULB : Armur Hunicipality Usage Type : Non-Residential

ii) Property Tax Due as on - 24/12/2022

Tax Details **Demand Year** Tax Amount Interest Total **Payment Status** 0 1489 2022-2023-1 Due Current Day 12410 13899 2 2022-2021-2 Current Tax 12410 12410 Due

Total(\$ Rs) 26309

Selected Payment Period From 2022-2023-1 To 2022-2023-2 (FY) For the Amount : 26309/-

III) Property Tax Amount to be Pay

Adjustment Amount from Previous Years(₹) : 0
Tax Shown below is after Deducting of Adjustment Amount.

Arrear Tax(₹) : 0

Arrear Interest(?) :

Current Tax(₹) : 24820

0

Current Interest(₹) : 1489

Cheque Bounce Penalty(₹) : 0

Deviation Penalty(₹) :

Total Amount to Pay(₹) : 26309

CC-Avenue*

•



(Enter Working Email-Id to Receive Alerts)

Final Amount To Pay*

Mobile No +91 E

Email-Id

44Back

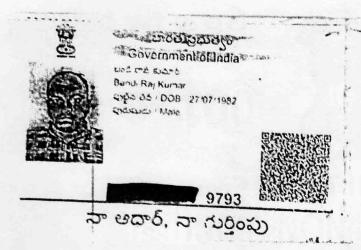
OProceed To Online Payment

26309

Bk - 1, CS No 8235/2022 & Doct No 7990 / 2022 Sheet 9 of 10 Sub Registrar Armoof









తోగితుండి ప్రభుత్వాలు సంస్థ Unique identification Authority of India

S/O: ఆండ్ విశ్చి, ఇంట్ నం 1-10-85. మాస్కాబాద్ కాలన్, ఆయ్మార్ ముస్సేబర్, ఆర్మార్, ఆయ్మార్, ఏజామోజుర్, చెలంగాణ, 503224

Address SIO Band Posnetty, HINO 1-10-db Husnariad Colony Armur

Muncipal Armor, Armoor, Nizamabao Telangana 503224

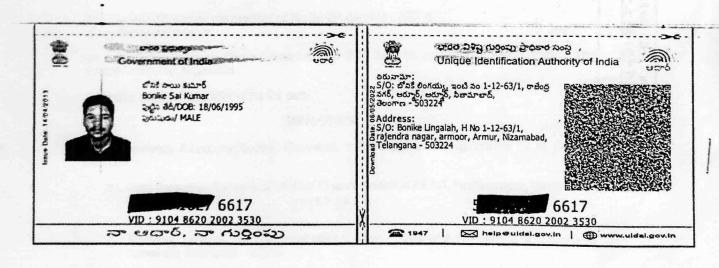
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BK - 1, CS No 8235/2022 & Doct No 79 90 / 201-3 Sheet 10 of 10 SM Registrar Armoor





