



తెలంగాణ తెలంగాణA TELANGANA

AT 285982

S.No 60045 Date: 20/11/23 Rs. 100/-
Sold to: Ganta Ramesh
S/o: Narayana
S/o W/o: Nandipet
R/o: Nizamabad
For Whom: self & others

LEASE DEED

This Deed of Lease is made and executed on this 20th day of NOVEMBER, 2023 by and in between:

Sri VELPUR GANGA REDDY S/o. CHINNA GANGARAM, aged 53 years, Occu: Business, R/o. H.No. 1-124/1, Vishaka Nagar, KOTARMOOR village of ARMOOR Mandal, Dist. Nizamabad, Telangana State, hereinafter called as the 'LESSOR', which expression shall mean and includes all his heirs, representatives, executors, successors etc. on the one part.

AND

M/s. NAVYA BHARATHI EDUCATIONAL SOCIETY, NIZAMABAD, a Registered Society, represented by its Executive Members:

1. Sri GANTA RAMESH S/o. NARAYANA, aged about 50 years, Occu: Business, R/o. H.No. 9-111, Pochammagalli, NANDIPET village and Mandal, Dist. Nizamabad-503212, Cell: 9912730311,
2. Sri TEGLAPALLY LATHA W/o. ANIL KUMAR, aged about 54 years, Occu: business, R/o. 11-1-297/305, k.s. Residency, Kanteshwar, Nizamabad-503 002 (hereinafter called the LESSEES) on the other part, which means includes all its Executive body members, representatives, administrators, assignees and successors in interest etc.) on the other part.

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G. Ramesh?

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Whereas the Lessor is the absolute rightful owner and possessor of the R.C.C. Roofed Building with Ground Floor, First Floor (Part- except residential house area) and Second Floor bearing Municipal Door Nos. 1-124/1 (Part) and 1-125/1 constructed (including Ofice shed, dining hall, shed, labour quarters and play ground) in Survey Nos. 204/1, 207/1A and 207/1AA, admeasuring total site area: 12,705.00 Sq.yards. RCC Roofed Ground Floor Built-up area: 9,288.00 Sq.feet., First Floor Built-up area: 7,976.00 Sq.feet, RCC Roofed second Floor Built-up area: 3236.00 Sq.feet and Tin Shed Plinth area: 9,060.00 Sq.feet (out total area -Play Ground Area: 4500.00 Sq.yards), situated at Vishaka Nagar, KOTARMOOR village, ARMOOR Mandal, Municipality: ARMOOR, Dist. Nizamabad, Telangana State by virtue of Partition Deed Document No. 366/2010 of Book-1 at SRO Armoor, which is morefully described in the SCHEDULE hereto and hereinafter referred to as "**SCHEDULE BUILDING**".

Whereas the Lessor offered to let out the aforesaid building premises on lease to the Lessee for a term of (15) years on the terms and conditions set forth herein and the lessee accepted the same for the purpose of running an Educational institution.

NOW THIS DEED OF LEASE FURTHER WITNESSES:

1. That the Lessee hereby agrees and undertakes to pay the Lessor a monthly rent of **Rs. 3,05,000/- (Rupees Three lakhs and five thousand only)** per month for first one year and there after enhanced monthly rent of 5% every year, on existing rent of last year, on or before 10th day of each calendar succceding month. The rent payable by the lessee to the lessor shall be subject to deduction of Income tax at the rates as applicable. The G.S.T. and other applicable charges, license fees, permissions, other relevant charges of the school shall be paid by the lessee only, as per the rules and regulationins inforce and amended from time to time.
- 2) **That the Lease shall be for a period of (15) FIFTEEN YEARS, commencing from 01-03-2023 to 28-02-2038 and the lessee is put into the possession of the premises from 01-03-2023.**
- 3) It is mutually agreed between the parties that the Lessee shall pay the electricity charges, Water cess, trading licence fees, permissions and other as required for the running of the educational institution etc. regularly, leaving Municipal property tax and other property taxes to be paid by the Lessor.
- 4) That the Lessee hereby undertakes to keep the schedule property building with all the shed, office and other structures which are existed in the leased premises, in good and habitable condition during the tenure of the lease and to allow the lessor or his successors to inspect schedule property at all reasonable times.

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Mr. Ramchary

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- 5) That in case the Lessee fails to pay the rent of consecutively for (3) months or fails to comply any one of the conditions of this Lease Deed, the lessor shall be entitled to take legal action against the Lessee with all the costs and consequences and the lessee is liable for eviction without any prior notice.
- 6) That it is hereby agreed that the Lessee shall attend to the repairs and maintenance of the schedule premises during the period of lease if any requires to the leased premises for smooth running of the educational institution and its requirements.
- 7) That the Lessee shall keep the schedule premises clean and neat and shall not sublet it or its any portion to anyone on rent and also shall not transfer the right of tenancy to anyone without the written permission of the lessor. That the lessee shall allow the lessor or his representatives to inspect the schedule premise at all reasonable times.
- 8) That the Lessee hereby undertakes that it/they shall on the expiry of the lease or earlier determination of the lease, as the case may be, get cancel this lease agreement by giving one year prior notice (12 months) and deliver vacant possession to the lessor in good condition in which the premises has taken on lease. Both the parties can service 12 months prior notice to each other for vacation.
- 9) That the lessee shall use the schedule premises for running the Educational institution and shall not use for any other purpose, which causes damage to the reputation of the lessor and value of property may effects due to the said acts. The lessee shall take all precautions which requires for running the education institution and safeguard of all and see that any untoward incident may causes in the premises either to the children or to any others or to the property.
- 10) That the lessor hereby by undertakes to pass regular receipts for the monthly rent paid by the lessee.
- 12) That after the expiry of the lease period, this lease may be extended by the lessor if rent and other terms will satisfy to the lessor and lessee, which need execution of fresh lease deed.
- 13) That the lessee has paid an amount of Rs. 20,00,000/- (Rupees Twenty lakhs only) to the lessor/owner of schedule premises, which shall be refundable by the lessor to the lessee after vacating, handing over of the possession, without any interest and also after deduction of arrears of rents, damages, dues etc.

14) That the lessee and lessors have already entered into lease deed, which is registered between them vide Registered Lease Deed document No. 7990/2022, dated: 24-12-2022 of S.R.O. Armoor in which the monthly rent mentioned as Rs. 1,00,000/- and Advance Rs. 5,00,000/- for their nominal/official records. But actual rent agreed and paid by the lessee to the lessor is Rs. 3,05,000/- per month with enhanced rent of 5% for every year on the existing month of last years and the actual amount of Advance paid by the

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lessee to the lessor is Rs. 20,00,000/- which is refundable one. Both the parties agreed that this is the final lease agreement for both of them and the registered deed is nominal one, which is registered for official record of both of them. The terms and conditions of lease shall be the same as mentioned in the registered lease deed and this deed, both of them shall abide the conditions of both lease deeds.

PROVIDED always and it is hereby understood that the expression "LESSOR" and "LESSEE" wherever they occur shall mean and include their respective heirs, executors, administrators, assignees, legal representatives.

SCHEDULE OF PROPERTY

R.C.C. Roofed Building with Ground Floor, First Floor (Part- except residential house area) and Second Floor bearing Municipal Door Nos. 1-124/1 (Part) and 1-125/1 constructed (including Ofice shed, dining hall, shed, labour quarters and play ground) in Survey Nos. 204/1, 207/1A and 207/1AA, admeasuring total site area: 12,705.00 Sq.yards. RCC Roofed Ground Floor Built-up area: 9,288.00 Sq.feet., First Floor Built-up area: 7,976.00 Sq.feet, RCC Roofed second Floor Built-up area: 3236.00 Sq.feet and Tin Shed Plinth area: 9,060.00 Sq.feet (out total area -Play Ground Area: 4500.00 Sq.yards), situated at Vishaka Nagar, KOTARMOOR village, ARMOOR Mandal, Municipality: ARMOOR, Dist. Nizamabad, Telangana State, as bounded by:

NORTH : Open Land of Lessor
SOUTH : 60'-0" wide Road
EAST : 33'-0" wide Road
WEST : Layout Plots of others

In witnesses whereof the lessee and lessor have set their hands on this deed with free will and consent on this lease deed on the date mentioned above.

Witnesses:

1)



LESSOR


(VELPOOR GANGA REDDY)

2)



LESSEE

M/s. Navyabharathi Educational Society, Nizamabad
Rep. by its Executive Members

SI.No. 2426 Receipt No. 2125 Date 21.11.2023
1) GANTA RAMESH
JEEVAN BOTLA B.A., LLB
ADVOCATE & NOTARY
ARMOOR Dist: Nizamabad

2) TEGELAPALLY LATHA
NOTARY
Appointed by Govt. of T.S. Ind



RECEIPT

I, Sri **VELPUR GANGA REDDY** S/o. **CHINNA GANGARAM**, aged 53 years, Occu: Business, R/o. H.No. 1-124/1, Vishaka Nagar, KOTARMOOR village of ARMOOR Mandal, Dist. Nizamabad, Telangana State, do hereby acknowledge the receipt of Rs. **20,00,000/- (Rupees Twenty lakhs only)** received on from **M/s. NAVYA BHARATHI EDUCATIONAL SOCIETY, NIZAMABAD**, a Registered Society, represented by its Executive Members:

1. Sri **GANTA RAMESH** S/o. **NARAYANA**, aged about 50 years, Occu: Business, R/o. H.No. 9-111, Pochammagalli, NANDIPET village and Mandal, Dist. Nizamabad-503212, Cell: 9912730311,
2. Sri **TEGELAPALLY LATHA** W/o. **ANIL KUMAR**, aged about 54 years, Occu: business, R/o. 11-1-297/305, k.s. Residency, Kanteshwar, Nizamabad-503 002 towards the advance amount of lease of my own R.C.C. Roofed Building with Ground Floor, First Floor (Part- except residential house area) and Second Floor bearing Municipal Door Nos. 1-124/1 (Part) and 1-125/1 constructed (including Ofice shed, dining hall, shed, labour quarters and play ground) in Survey Nos. 204/1, 207/1A and 207/1AA, admeasuring total site area: 12,705.00 Sq.yards. RCC Roofed Ground Floor Built-up area: 9,288.00 Sq.feet., First Floor Built-up area: 7,976.00 Sq.feet, RCC Roofed second Floor Built-up area: 3236.00 Sq.feet and Tin Shed Plinth area: 9,060.00 Sq.feet (out total area -Play Ground Area: 4500.00 Sq.yards), situated at Vishaka Nagar, KOTARMOOR village, ARMOOR Mandal, Municipality: ARMOOR, Dist. Nizamabad to your society as per the agreement of lease already entered among us.

Hence this receipt

Witnesses:

Executant/Lessor

1) 
A. Shubikumar


(VELPUR GANGA REDDY)

2) 
Namela Ashok