



INDIA NON JUDICIAL

Government of Andhra Pradesh

IN-AP42655085533729V

e-Stamp

Certificate No. : IN-AP42655085533729V
Certificate Issued Date : 23-Nov-2023 12:13 PM
Account Reference : NEWIMPACC (SV)/ ap18138604/ AP-CDP/ AP-SDP/apmalthau
DDO Code : 84012308001 SRO RAYACHOTI
Unique Doc. Reference : SUBIN-APAP1813860475229177362375V
Purchased by : P MAHABOOB BASHA SON OF BASHU KHAN
Description of Document : Article 31 Lease
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : P MAHABOOB BASHA SON OF BASHU KHAN
Second Party : Not Applicable
Paid By (For Whom) : P MAHABOOB BASHA SON OF BASHU KHAN
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



M.SAINATH

Licensed St a0mp vendor
L.No11-11-006/2006 R.No11-1.11-32/2021
Madithadu(v)T.Sundupalli(Mandal)
Annamayya(Dist)Cell:-9014241079

Please write or type below this line

LEASE DEED**23 NOVEMBER**

This Lease deed is made and executed on this 23 November 2023, at Rayachoti, by and between.

Shri. S. Prasad Babu, S/o. S. Palakonda Raidu, aged about 47 years, resident of D.No. 54/13-1A, Kadiri Road, Rayachoti, Andhra Pradesh. (PAN. AIQPS1937A).ADHAR NO:**** * 2838

(Hereinafter referred to as '**LESSORS /LANDLORDS**' which terms shall mean and include all his/her/their legal heirs, legal representatives, successors, executors, attorneys, agents, assigns and administrators etc.,) of the one part.

AND

NEXGEN EDUCATIONAL TRUST a registered Trust bearing Regn. No.231/IV/2009, Ranga Reddy having its office at Plot No. 80, Shri Sai Plaza, Ayyappa Society, Madhapur, Hyderabad- 500081 represented by its authorized signatory Mr. Patan Mahaboob basha, aged about 43 years, resident of 19/308, upstairs, Near Khaleel Nursing home, varasmiah street, cuddappah, Andhra Pradesh, authorized vide trust resolution dated 05th September 2023.ADHAR NO:**** * 3458

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

RD

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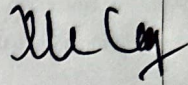
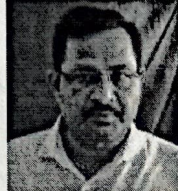
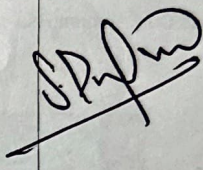
Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

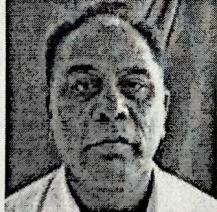
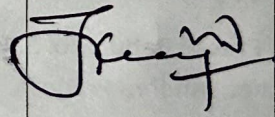
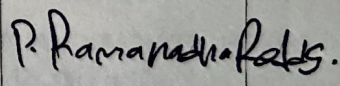
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Rayachoti along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 9365/- paid between the hours of _____ and _____ on the 23rd day of NOV, 2023 23rd day of NOV, 2023 23rd day of NOV, 2023 by Sri S Prasad Babu

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

SNo-cd	Thumb Impression	Photo	Aadhar Photo	Address	Signature/Ink Thumb Impression
1-LE		 PATAN MAHABOOB BAS [1111-1-2023-11386]		PATAN MAHABOOB BASHA[R]NEX GENEDUCATIO NLA TRUST . REPRESENT UPSTAIRS,CUD DAPAH, VARASMIAH STREET,Y. S. R	
2-LR		 SUGAVASI PRASAD BABU [1111-1-2023-11386]		SUGAVASI PRASAD BABU S/O. S/O SUGAVASI PALAKONDA RAYUDU AADHAR- *****2838 KADIRI ROAD,RAYACH OTI, RAYACHOTI,C UDDAPAH	

Identified by Witness:

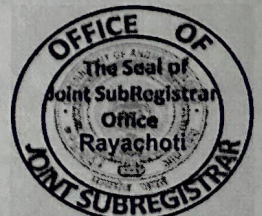
SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K VENKATA RAJU::23/11/20 [1111-1-2023-11386]	K VENKATA RAJU S/O NAGARAJU RAAYCHOTY	
2		 P RAMANADHA REDDY::23 [1111-1-2023-11386]	P RAMANADHA REDDY S/O CHINNAPA REDDY DUDYALA	

Bk - 1, CS No 11386/2023 & Doct No
9947/2023.

JOINT SUBREGISTRAR243
Rayachoti



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Whereas the **LESSOR** is the absolute owner and possessor of property bearing Survey No.8/2,10,9/1 admeasuring Acres 4.89 1/2 cents (appx) situated at Kabsa Gollapalli, Rayachati, Andhra Pradesh specifically described in the schedule annexed hereto and which will herein after be referred to as the demised premises which the **LESSOR** had purchased/acquired as follows:

Sale Deed No & Date	Seller	Buyer	Sy No	Extent
6031/2018 Dt:24.08.2018	K. V. V .Subbayya	S. Prasad Babu	10	2.20 Acres
6030/2018 Dt:24.08.2018	Sri Sai Education Society	S. Prasad Babu	8/2	1.90 Acres
8542/2020 Dt:01.12.2020	G. Ammaji& Others	S. Prasad Babu	9/1	0.79 Cents
8542/2020 Dt:01.12.2020	G. Ammaji& Others	S. Prasad Babu	10	0.27 Sq.yds
			Total	4 Acres 89 1/2 Cents Approx.,

The above sale deeds were registered at Rayachoti Sub-Registrar office

Whereas vide Sale deed No.6031/2018 S. Prasad Babu acquired 2.20 Acres of land, whereas in the above property 0.96 ¼ cents are in dispute between the K. V. V. Subbayya and V. Shareffa, S. Pyarijaan, S. Prasad Babu is not aware about the dispute and purchased the property and later on V. Shareffa and S. Pyarijaan Settled the dispute with S. Prasad babu they registered a Dispute Resolving release deed in favour of S. Prasad Babu for their share of 0.96 1/4 Cents as follows:

Dispute Right Release Deed No & Date	Releasor	In favour of	Sy No	Extent
12549/2021	V. Shareffa	S. Prasad Babu	10	0.96 1/4 Cents

A building is proposed to be constructed on 1 acre 80 cents out of the above land consisting of Ground+4 floors with total area of 1,00,000 sq.fts approximately.




23rd day of November,2023

Signature of JOINT SUBREGISTRAR243
Rayachoti

Endorsement:

Desc	In the Form of							Total
	Online	Stamp Papers	Challan u/s 41 of IS Act	Cash	SD u/s 16 of IS act	Stock Holding	DD/BC/ Pay Order	
SD	56200	100	0	0	0	0	0	56300
TD	0	NA	0	0		NA	0	0
RF	9365	NA	0	0		NA	0	9365
UC	500	NA	0	0		NA	0	500
TOT	66065	100	0	0		0	0	66165

NOTE: TD:Transfer Duty, SD:Stamp Duty, RF:Registration Fee ,UC:=User Charges, TOT:Total, Desc:Description

Rs. 56200/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9365/- towards Registration Fees on the chargeable value of Rs. 480000/- was paid by the party through ONLINE No ,71401483822023,71401514472023,71401513932023 Dated ,23-NOV-23,23-NOV-23,23-NOV-23

Date

23rd day of November,2023

Signature of Registering Officer
Rayachoti

Certificate of Registration

Registered as document no. 9947 of 2023 of Book-1 and assigned the identification number 1 - 1111 - 9947 - 2023 for Scanning on 23-NOV-23 .

Registering Officer
Rayachoti
(Guru Swami)

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9947/2023. Sheet 2 of 5
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Rayachoti



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Whereas the **LESSEE** has approached the **LESSORS** to lease the above said property for the purpose of starting Educational Institution for a lease period of **20 (Twenty) years, w.e.f. 01st June 2024 and run till 31st May 2044**, on the consolidated monthly rent of **Rs.40,000/- (Rupees Forty Thousand Only)** for 1,00,000 sq.fts approx. and open land area about 3 acres 09 ½ Cents for school playground which is annexed to the school building. The rent is exclusive of GST and GST shall be borne by **LESSOR**.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. The **LESSORS** hereby declares that he is the owner and possessor of the demised premises which is more fully described in the schedule mentioned hereunder.
2. That in pursuance of that above agreement and in consideration of the rent herein reserved the **LESSORS** do hereby agree to transfer by way of lease on or before 01st June 2024, all that its part and parcel of the scheduled property unto the **LESSEE** to hold the same till the subsistence of the lease on the following terms and conditions.
3. The term of lease is for a period of **20 (Twenty) years**. The lease period will commence from 01st June 2024 and run till 31st May 2044 or on the date of actual occupation of building by the **LESSEE**. The **LESSEE** and the **LESSOR** have the option of terminating this lease deed by serving a notice six months in advance from either side. The Lease period may be renewed after the expiry of Lease agreement with the consent of both the parties on the agreed terms at that time.
4. That the **LESSEE** has agreed to pay a consolidated monthly rent of **Rs.40,000/- (Rupees Forty Thousand Only)** for 1,00,000 sq.fts approx. The rent is exclusive of GST and GST shall be borne by **LESSOR**. The rent payable is subject to deduction of TDS as per Income Tax laws, by way of Demand Draft / Cheque on or before 10th day of next English calendar month and the TDS certificate in Form – 16A of the IT Act will be issued once in a year.

The **LESSEE's** liability to pay rent to the **LESSORS** will commence from 01st June 2024, or on date of actual occupation of the completed building by the **LESSEE**. The rent will be paid in proportion to the occupied slab area of the building(s). Common areas like **Cellar, Parking, Playground, open land, elevation balconies, O.T.S.** will not be considered for the calculation of the rent. However, the **LESSEE** shall have right to utilize the space/area along with the building.

5. That the **LESSORS** agree to provide/construct the required no. of internal partitions, toilets, flooring, water, electricity etc. as per the requirements of the **LESSEE**.
6. That the building shall be constructed as per the approved plan by the respective Authority. The plan of the building to be constructed shall be signed by both the parties and the said plan would be treated as part and parcel of this deed. The elevation of the premises should be consulted with the **LESSEE** and designed so as to bring out a rich ambiance to the structure and its location.



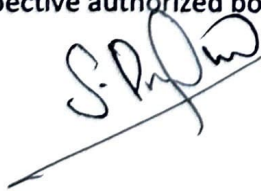
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7. As part and parcel of this deal the **LESSOR** has agreed to let the **LESSEE** use the open land for a playground of 3 acres 09 ½ Cents Which is also co terminus with this lease deed and does not carry any rental value.
8. That the **LESSEE** agrees to enhance the rent at the rate of **5% for every year** over and above the existing rent. In this case next enhancement shall take place on ~~01st June 2025~~ or 1 (One) year after the actual occupation of the premises and every one year thereafter.
9. The **LESSEE** shall have a right to alter the building according to the convenience without affecting the utility and the life of the building with the prior approval of the **LESSORS** in writing for major works.
10. That the **LESSOR** shall be liable to pay the property tax, GST, all other municipal taxes and statutory taxes levied by the Municipal Corporation or local authority or State or Central Government in respect of the buildings. However, Water and Electricity consumption charges as per the meter readings and the bills issued by the competent authorities shall be paid monthly/regularly by the **LESSEE** during the tenancy.
11. **FORCE MAJEURE:** Neither Party shall be liable to the other if, and to the extent, that the performance or delay in performance of any of its obligations under this Agreement is prevented, restricted, delayed or interfered with due to circumstances beyond the reasonable control of such Party, including but not limited to change in legislation, fire, flood, explosion, epidemic, accident, act of God, act of terrorism, war, riot, strike, lockout, or other concerted act of workmen, act of Government and/or shortages of material. The Party claiming an event of force majeure shall promptly notify the other Party in writing and provide full particulars of the cause or event and the date of first occurrence thereof, as soon as possible after the event and also keep the other Party informed of any further developments. The Party so affected shall use its best efforts to remove the cause of non-performance, and the Parties shall resume performance hereunder with the utmost dispatch when such cause is removed. If the force majeure continues for a continuous period exceeding 30 (Thirty) Business Days, the Parties shall assess the possible options available.
12. This agreement is subject to arbitration as per the Indian Conciliation and Arbitration Act, 1996 and all disputes regarding this lease deed, shall be subjected to **Rayachoti Jurisdiction** only.
13. The **LESSORS** agrees to provide the **LESSEE** with necessary NOC if the premise of the demised property is located in any localities that if residential/society/community in nature from their respective authorized bodies.





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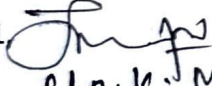
SCHEDULE OF PROPERTY

All that part and parcel of the property bearing survey No.8/2, 9/1, 10, admeasuring 4 acres 89 1/2 cents, situated at Kabasa Gollapalli, Rayachoti, Andhra Pradesh building is proposed to be constructed on 1 acre 80 cents out of the above said property consisting of G+4 floors with total plinth area of 1,00,000 sq.fts Approx., and open land area is 3 acres 09 1/2 Cents for playground leased to the Lessee is bounded by:

East : Owners Land
South : Govt School
West : Road
North : Sai Engineering College

In Witness Where of the LESSORS and LESSEE have signed this Lease Deed at their free will, and sound mind, without any force or coercion. Having read the above contents and having understood, they have affixed their hand seals and their signatures on this Lease Deed on the day, month and year of the first mentioned above in the presence of the undersigned witnesses.

Witnesses:

1. 
S/o. K. Megaraj
Bose Nagar
Rayachoti


LESSORS

2. P. Ramanathakrishna

S/o. P. Chinnababai
D. D. 40.

LESSEE



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