

ORIGINAL

దశ్విలు కార్యాలయ రఘువురావు రాజు

30. 11143

క్రిందికి

M. Ravikumar,

అ. ఉన్నత కార్బారోన్ దశ్విలు కార్యాలయ రఘువురాజు కుమార్ రాజు

దశ్విలు కుమార్ రాజు	370			
దశ్విలు కులా	400000			
శ్రీంఖ కులా రూ.	100			
దశ్విలు పెంచు	2763566	1100		
ఎంప్రైవ్ రఘువు	4000	500/-AD		
ఎంప్రైవ్ (D.S.D.)				
GHMC (T.D.)	11900			
యూఎస్ టార్టులు				
అదవు కీటు				
5 x .....	100			
ముత్తం	12400	RETURNED 25/4/16 SUBMITTED		

అమరాలి

30. 29. 23 | 11/16

రూపాయలు మాత్రమే)

విషణు రాజు

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.



తెలంగాణ తెలంగాణA TELANGANA

E 965679

మరు నిర్మాణ ప్రక్రియలు 23.11.2016 ను

పాఠ్యములు... M. Ravi Kumar ను

పాఠ్యములు... Seta Letters

Junior Assistant  
Ex-Officio, Stamp Vendor  
R.O. Madak at Sangareddy.

### LEASE DEED

This Deed of Lease is made on this the 23<sup>rd</sup> day of November, 2016 at Sangareddy between:

SRI. MALLIPEDDI RAVI KUMAR S/O. M. RAMA MOHANA RAO, aged about 41 years, Occupation: Business, R/o. Plot No.34, Jayalaxmi Nagar, Phase-III, Beeramguda, Ameenpur Village and Mandal, Sangareddy District, Telangana State.

HEREINAFTER called "LESSOR" of the First Part.

### AND

JOSHITHA SCHOOL, Janakampet H/o. Wadakpally Village, Ameenpur Mandal, Sangareddy District, represented by its Correspondent SRI. MALLIPEDDI RAVI KUMAR S/O. M. RAMA MOHANA RAO, aged about 41 years, Occupation: Business, R/o. Plot No.34, Jayalaxmi Nagar, Phase-III, Beeramguda, Ameenpur Village and Mandal, Sangareddy District, Telangana State.

HEREINAFTER called "LESSEE" of the Second Part.

m. Ravi Kumar

m. Ravi Kumar

**Presentation Endorsement:**

Presented in the Office of the Joint Subregistrar1, Sangareddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 400/- paid between the hours of 01 and 02 on the 23rd day of NOV, 2016 by Sri M Ravi Kumar

Signature/Ink Thumb  
Impression

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

SI No	Code	Thumb Impression	Photo	Address	Date
1	LE			JOSHITHA SCHOOL JANAKAMPET S/O, REP BY MALLIPEDDI RAVI KUMAR ITS CORRESPONDENT JANA KAMPET H/O. WADAKPALLY VILALOE. AMEENPUR MANDAL SANGAREDDY DIST TS	16 JUL 2016 <i>M. Ravi Kumar</i>
2	LR			MALLIPEDDI RAVI KUMAR S/O. M. RAMA MOHANA RAO PLOT NO. 34 JAYALAXMI NAGAR, PHASE III BEERAMGUDA AMEENPUR VIALALGE AND ANDAL SANGAREDDY DIST TS	<i>M. Ravi Kumar</i>

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1			M USHA RANI AADHAR CARD	<i>M. Usha Rani</i>
2			NAGARAJU AADHAR CARD	<i>Nagaraju</i>

23rd day of November, 2016

Signature of *Joint Subregistrar1*  
*Sangareddy (R.O)*

Bk-1 CS No 28871/2016 & Doc No  
27635/2016 Sheet 1 of 4 Joint Subregistrar1  
Sangareddy (R.O)



Generated on: 23/11/2016 01:26:30 PM



WHEREAS the LESSOR is the owner and possessor of Land bearing Survey No.19/9, area Ac.0-21 Gts., Survey No.19/9, area Ac.0-21 Gts., Survey No.20/9, area Ac.0-14 Gts., Survey No.20/9, area Ac.0-14 Gts., Survey No.21/9, area Ac.0-02½ Gts., Survey No.73/9, area Ac.0-02½ Gts., Survey No.21/9, area Ac.0-02½ Gts., and Survey No.73/9, area Ac.0-02½ Gts., thus total area Ac.2-00 Gts., Situated at Janakampet H/o. Wadakpally Village, Ameenpur Mandal, Sangareddy District, Telangana State, purchased through Registered Sale Deed Document No.10527/13, Dated: 07.05.2013 and Document No.21750/16, Dated: 15.09.2016, Registered at R.O. Sangareddy

WHEREAS the LESSOR is desirous to give the above said land on lease to the LESSEE for the purpose of run an Educational Institution for a period of Thirty One (31) years starting from 23<sup>rd</sup> November, 2016 to 22<sup>nd</sup> November 2047. The lease shall be renewed for further period with mutual consent with executing fresh lease deed.

WHEREAS the LESSEE has agreed to take above said land for the purpose of Educational Institution on a monthly rent of ₹.40,000/- (Rupees Forty thousand only) i.e., Annual average Rent of ₹.4,80,000/- (Rupees Four lakhs eighty thousand only) for a period of Thirty One (31) years starting from 23<sup>rd</sup> November, 2016 to 22<sup>nd</sup> November 2047.

NOW THIS DEED OF LEASE WITNESS AS UNDER:

1. The Lessee is agreed to give the rent of ₹.40,000/- (Rupees Forty thousand only) per month.
2. The Lessee is agreed to pay the rent on or before 10<sup>th</sup> of every month.
3. This Lease period shall be for a period of Thirty One (31) years starting from 23<sup>rd</sup> November, 2016 to 22<sup>nd</sup> November 2047.
4. The Lessor is not at liberty to ask the lessee to vacate the premises before expiry of the Lease Period is over by ending of 22<sup>nd</sup> November 2047.
5. If the Lessee wants to vacate the premises the Lessee should give three months prior notice intending to vacate to the Lessor.
6. The Lessee has no right to sub-let the premises to any others, during the Lease Period.
7. The Lessor shall pay Municipal / Grampanchayath Tax, and the Lessee shall pay the Electricity Charges from time to time.

*m. Ravi Kumar*

*m. Ravi Kumar*

**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	11900	0	0	0	12000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	400	0	0	0	400
User Charges	NA	0	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>12400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12500</b>

Rs. 11900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 400/- towards Registration Fees on the chargeable value of Rs. 400000/- was paid by the party through E-Challan/BC/Pay Order No. 597PAD231116 dated 23-NOV-16 of SBH/SANGAREDDY

**E-Challan Details Received from Bank :**

(1) AMOUNT PAID: Rs. 12400/-, DATE: 23-NOV-16, BANK NAME: SBH, BRANCH NAME: SANGAREDDY, BANK REFERENCE NO: 001636340, REMITTER NAME: M RAVI KUMAR, EXECUTANT NAME: M RAVI KUMAR, CLAIMANT NAME: JOSHITHA SCHOOL).

Date:

23rd day of November, 2016

Signature of Registering Officer  
Sangareddy (R.O)

1938 (P) as 00M — 02

27635 CS No 28871/2016 & Doc No 27635 Sheet 2 of 4  
Joint Sub-Registrar  
Sangareddy (R.O)

No. 27635 Register as document  
of 2016 (S.E.)  
Number 1711-1-27635 of 2016  
Date: 23/11/2016

Registering Officer  
T. MUTHENNA  
JOINT SUB-REGISTRAR  
80(OB) SANGAREDDY



Generated on: 23/11/2016 01:26:30 PM



8. The Lessee shall be authorized to construct any temporary construction on the said land and the Lessor hereby also agreed for the same.
9. The premises leased-out herein shall be used by the Lessee for run an Educational Institution purpose and shall not transfer the right of occupancy in any manner whatsoever during the period of lease.
10. The lessee has the option of making any detachable partitions, internal fixtures etc in the schedule mentioned premises which may be removed and taken away in the event of lessee vacating the premises.

#### SCHEDULE OF THE PROPERTY

All that the Land bearing Survey No.19/9, area Ac.0-21 Gts., Survey No.19/9, area Ac.0-21 Gts., Survey No.20/9, area Ac.0-14 Gts., Survey No.20/9, area Ac.0-14 Gts., Survey No.21/9, area Ac.0-02½ Gts., Survey No.73/9, area Ac.0-02½ Gts., Survey No.21/9, area Ac.0-02½ Gts., and Survey No.73/9, area Ac.0-02½ Gts., thus total area Ac.2-00 Gts., Situated at Janakampet H/o. Wadakpally Village, Ameenpur Mandal, Sangareddy District, Telangana State and bounded as follows:

North : Road.  
South : Land of Talari Yadamma & others.  
East : Land of K.Satyamma.  
West : Land of Eshwaraiah.

IN WITNESS whereof the LESSOR and LESSEE have set their respective signatures, herewith to this deed of lease today on this the day, month and year aforesaid mentioned at Sangareddy.

#### WITNESSES:

1. M. Usha Rani

M. Harikumar  
LESSOR SIGNATURE.

2. V. P.

M. Harikumar  
LESSEE SIGNATURE.

2762351/2016 CS No 28871/2016 & Doc No  
Sheet 3 of 4 Joint SubRegistrar  
Sangareddy (R.O)



Generated on: 23/11/2016 01:26:30 PM



Scanned with CamScanner

