



Government of Telangana
Registration And Stamps Department

UPPAL

9100/2021

Payment Details - Citizen Copy - Generated on 14/06/2021, 02:56 PM

SRO Name: 1507 Uppal

Receipt No: 9870

Receipt Date: 14/06/2021

Name: M UMAMAHESHWARI DEVI

Transaction: Lease Deed

CS No/Doct No: 9512 / 2021

Chargeable Value: 11533500

DD No:

DD Dt:

Challan No:

E-Challan No: 901SSY140621

Challan Dt:

E-Challan Dt: 14-JUN-21

Bank Name:

Bank Branch:

E-Challan Bank Name: HDFC

E-Challan Bank Branch:

Account Description

Amount Paid By

Registration Fee

Cash

Challan

DD

E-Challan

Deficit Stamp Duty

11550

User Charges

691940

100

Total:

703590

In Words: RUPEES SEVEN LAKH THREE THOUSAND FIVE HUNDRED NINETY ONLY

RETURN
SUB-REGISTRAR
UPPAL

Prepared By: GOPIKRISHNA

9652595589
[Signature]

Signature by SR

[Signature]
SUB-REGISTRAR
UPPAL

CS
9512

9100/2021



తెలంగాణ తేలంగానా TELANGANA

AG 257249

S.No. 11567 Date 09/06/2021 Rs. 100

Sold to Chilaka Shiv Kumar

S/o. D/o. V/o. Ch. Yellappa Mothered Society, New Layola Educational Society.

For Whom

Q. HARA GOPAL

LICENSED STAMP VENDOR

L.No. 15-26-001/1992 RL No. 15-26-009/2019

H.No: EWS-144, Kamala Nagar, Kapra,

ECIL (P), M.M. Dist-500 062, Cell: 9440094852

LEASE DEED

THIS DEED OF LEASE made on this the 14th day of June, 2021, at S.R.O Uppal, Medchal-Malkajgiri District., T.S., by:

SMT. MEKA UMAMAHESHWARI DEVI, W/o. SRI. MEKA DEVENDER, aged about 53 Years, Occupation: House Hold, Resident of House No.6-2-93, 2nd Lane, 5th Cross Road, Arundalpet, Guntur District, Andhra Pradesh - 522002. [Aadhaar No.XXXX-XXXX-5707] [Pan No.AEZPM6068H] [Mobile No.9885098830]

Herein after called to as the "**LESSOR**" (which term shall mean and include wherever the context so requires or admits his heirs, successors, administrators, executors, attorneys and assigns) of the one part.

IN FAVOUR OF

NEW LAYOLA EDUCATIONAL SOCIETY (M/S. BACHPAN & ACADEMIC HEIGHTS PUBLIC SCHOOL), Plot No.5/B Part, Nacharam Cross Road, Uppal Mandal, Medchal-Malkajgiri District, Pin Code: 500076, Telangana State. **Represented by its: - SRI. CHILAKA SHIV KUMAR, S/o. SRI. CHILAKA YELLAPPA**, Age about 50 Years, Occupation: School Correspondent of M/s. Academic Heights Public School, Resident of H.No.2-2-1146/13/A, Tilaknagar, New Nallakunta, Hyderabad, Telangana State. [Aadhaar No.XXXX-XXXX-4763] [Pan No.AGRPC9694B] Ph.No.9652995589.

Contd..2..

M. Umamaheshwari Devi

ATC

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Uppal along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 11550/- paid between the hours of 2 and 3 on the 14th day of JUN, 2021 by Sri M Umamaheshwari Devi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	LE		 CHILAKA SHIV KUMAR:: [1507-1-2021-9512]	CHILAKA SHIV KUMAR S/O. CHILAKA YELLAPPA 2-2-1146/13/A, TILAKNAGAR, NEW NALLAKUNTA, HYD.	
2	LR		 MEKA UMAMAHESHWARI [1507-1-2021-9512]	MEKA UMAMAHESHWARI DEVI W/O. MEKA DEVENDER 6-2-93, 5TH CROSS ROAD, ARUNDALPET GUNTUR DIST.	


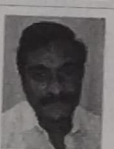
Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 M MAHESH::14/06/2021 [1507-1-2021-9512]	M MAHESH GUNTUR.	
2		 K SREEDHAR::14/06/21 [1507-1-2021-9512]	K SREEDHAR HYD.	

14th day of June, 2021

Signature of Sub Registrar
Uppal

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX5707 Name: Uma Maheswari Devi Meka	W/O Devendar Meka, Guntur, Guntur, Andhra Pradesh, 522002	
2	Aadhaar No: XXXXXXXX4763 Name: Chilaka Shiv Kumar	S/O Late Chilaka Yellappa, Hyderabad, Hyderabad, Andhra Pradesh, 500044	

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Herein after called to as the "**LESSEE**" (which term shall mean and include wherever the context so requires or admits his heirs, successors, administrators, executors, attorneys and assigns) of the other part.

WHEREAS the Lessor is the absolute owner and possessor of the Property bearing Plot No.5/PART, admeasuring area 3000.00 Square Yards, with existing structures consisting of 24,000 Square Feet, Situated at "I.D.A." Nacharam Village, Uppal Mandal, Under GHMC Kapra Circle, Medchal-Malkajgiri District, Telangana State., by virtue of Regd. Sale Deed Doct.No.3382/1997, of Bk-I, Dated 12-06-1997, Doct.No.3392/1997, of Bk-I, Dated 11-06-1997, Doct.No.3414/1997, of Bk-I, Dated 16-06-1997, Doct.No.3575/1997, of Bk-I, Dated 24-06-1997, Doct.No.4895/1997, of Bk-I, Dated 21-06-1997, all documents respectively Regd. at S.R.O. Uppal,

Whereas the **LESSEE** is from an Educational Society dealing in Educational activities, and running **ACADEMIC HEIGHTS PUBLIC SCHOOL** under **NEW LAYOLA EDUCATIONAL SOCIETY NACHARAM** and conducting classes to the students and other curriculum activities as per the by-laws of the society.

Whereas the **LESSOR** is in Lawful possession of the said entire premises, have absolute and unrestricted right to deal with the said entire premises and is legally competent to execute and grant permission for use of the said entire premise and complied with all the requisite requirements of the applicable statutory provisions.

WHEREAS, the Lessee herein approached the Lessor after completion of necessary due diligence to lease out the Plot No.5/PART, admeasuring area 3000.00 Square Yards, with existing structures consisting of 24,000 Square Feet, Situated at "I.D.A." Nacharam Village, Uppal Mandal, Under GHMC Kapra Circle, Medchal-Malkajgiri District, Telangana State., Which is herein after called the "Demised Premises" as per the schedule property. The Lessor accordingly has agreed to lease out the same on rent to establish aeducational Institution sponsored by **ACADEMIC HEIGHTS PUBLIC SCHOOL**, under **NEW LAYOLA EDUCATIONAL SOCIETY** leads on the terms and conditions mutually settled below.

Contd..3..

M. Umamaheswari

[Signature]

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	691940	0	0	0	692040
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	11550	0	0	0	11550
User Charges	NA	0	100	0	0	0	100
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	703590	0	0	0	703690

Rs. 691940/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 11550/- towards Registration Fees on the chargeable value of Rs. 10645907/- was paid by the party through E-Challan/BC/Pay Order No ,901SSY140621 dated ,14-JUN-21 of ,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 703590/-, DATE: 14-JUN-21, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 0469804336826,PAYMENT MODE:NB-1001138,ATRN:0469804336826,REMITTER NAME: CHILAKA SHIV KUMAR,EXECUTANT NAME: M UMAMAHESHWARI,CLAIMANT NAME: LAYOLA EDUCATIONAL SOOCIETY.

Date:

14th day of June,2021

Signature of Registering Officer

Uppal

24th June 2021 194386

ప పుస్తకము 2021 నంబర్ 104 క్రింద 9100
నెంబరుకు రిజిస్టరు చేయబడి ప్యానింగ్ ఎమిటర్
గుర్తింపు నెంబరు 1807-L-9100/2021 ఇవ్వబడినది.
2021 నంబర్ 104 క్రింద 14

Signature of Registering Officer
Uppal

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NOW THIS LEASE DEED WITNESS AS FOLLOWS:

1. **Rent:** It is agreed between both parties that the **LESSEE** shall pay an amount of Rs.25/- per Square feet for 24000 Square feet for an amount of Rs.6,00,000/- (Six Lakhs Only/-) in the initial phase of construction, towards the monthly rent for the Schedule property to **LESSOR** on or before 10th day of every English calendar month towards preceding month by deducting TDS at applicable rate under the income tax Act 1961 and obtain proper rent receipts thereof.
2. The Lessee shall deposit the monthly rent in the following account of the Lessor.
3. **Advance:** That the **LESSEE** has paid sum of Rs.1,00,00,000/- (Rupees One Crore only) as interest free refundable Security Deposit as Advance to the LESSOR and is hereby acknowledged the same. The **LESSOR** hereby agreed to refund the advance amount at the time of the termination of the lease deed by deducting damages caused by the LESSEE to the schedule property.
4. That the said monthly lease amount is exclusive of electricity consumption charges and other charges like Water, Bore Water and GST, etc., payable separately as per the consumption to the departments by the **LESSEE** and if the **LESSEE** commits any theft of energy other things or pilferage, in the event of taking any action against the same that will be solely responsibility of the **LESSEE** and the **LESSEE** has to pay the charges besides the compounding fee or criminal action.
5. **Term of lease:** That the term of the lease for the first time shall be for a period of 16 years from 14-06-2021 and ends by 01-06-2037. That the lease period can be extendable for another term on mutual understanding, if the **LESSEE** intends to continue the educational institute after the expiry of 16 years (Sixteen years) the **LESSEE** get lease renewed for further period on fresh terms and conditions.
6. **Lock-in-period :** The first 10 years of the lease period (i.e. 14-06-2021 to 14-06-2031) shall be the lock-in period. During this lock -in period neither Lessor nor Lessee shall have a right to terminate the Lease.

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M. V. Sureshwar Reddy

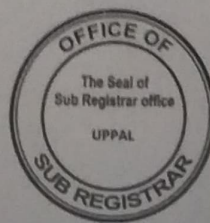
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7. If Lessee vacates the demised premises during the lock-in period, then the total interest free security deposit amount will be forfeited.
8. **Rent Enhancement:** The Lessee shall pay an enhanced rent of 5% over the previously paid rent every year. In detail as below (for initial phase i.e. 24000 Square feet)

S/no	From Date	To Date	Per sq.ft Rates(Rs)	Rent Per Month (Rs)
1	01-07-2021	30-06-2022	25.00/-	6,00,000.00/-
2	01-07-2022	30-06-2023	26.25 /-	6,30,000.00/-
3	01-07-2023	30-06-2024	27.56 /-	6,61,500.00/-
4	01-07-2024	30-06-2025	28.94/-	6,94,575.00/-
5	01-07-2025	30-06-2026	30.39 /-	7,29,303.75/-
6	01-07-2026	30-06-2027	31.91/-	7,65,768.94/-
7	01-07-2027	30-06-2028	33.50/-	8,04,057.38/-
8	01-07-2028	30-06-2029	35.18/-	8,44,260.25/-
9	01-07-2029	30-06-2030	36.94/-	8,86,473.27/-
10	01-07-2030	30-06-2031	38.78/-	9,30,796.93/-
11	01-07-2031	30-06-2032	40.72/-	9,77,336.78/-
12	01-07-2032	30-06-2033	42.76/-	10,26,203.61/-
13	01-07-2033	30-06-2034	44.90/-	10,77,513.80/-
14	01-07-2034	30-06-2035	47.14/-	11,31,389.49/-
15	01-07-2035	30-06-2036	49.50/-	11,87,958.96/-
16	01-07-2036	30-06-2037	51.97/-	12,47,400.00/-

M. Umamaheswararajan

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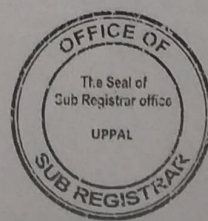
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10. The **LESSEE** shall obtain construction permission, Drainage permission & Fire Department etc., from the concerned GHMC authorities in accordance with law on behalf of the **LESSOR**, and the incidental expenditure that may incurred for the said purpose shall be born by the **LESSOR** only.
11. The GHMC property Tax shall be born by the **LESSOR** only.
12. The electricity Charges and water consumption charges shall be born by the **LESSEE** as per the demand that may raised by the concerned department from time to time.
13. **Termination of Lease:**
 - (a) If the **LESSEE** commits default in the payment of rents, electricity consumption charges and water charges as per the meter for any three (3) consecutive months then the **LESSOR** shall be at liberty to terminate the lease forthwith and enter upon the leased premises and obtain the vacant possession of the same. That the Lessee will be deemed to have committed willful defaulter and **LESSOR** have liberty to adjust the lease dues from the deposit advance amount.
14. The **LESSEE** shall keep the premises in neat and good condition and shall not cause any damage or waste and shall keep whitewash and colouring from time to time. The **LESSEE** shall keep the premises warm & healthy and maintaining environmental balance by maintaining greenery in and around the schedule premises.
15. The Lessee shall undertake all the minor repairs and general wear and tear during the Lease period. The Lessor shall undertake all major and structural repairs caused by natural wear and tear.
16. The **LESSEE** shall not keep or store any prohibited articles explosives or arms and ammunition inside the lease property i.e., prohibited under law and the **LESSEE** shall not create any nuisance within the vicinity and shall maintain cordial relations with the Neighbor's.

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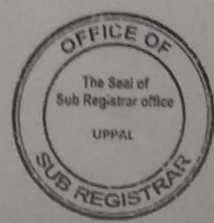
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Uppal



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17. That the **LESSEE** shall pay all the taxes and license fees with regard to the education institution to the concerned authorities and should get registration process time to time from the authorities.
18. That the **LESSEE** shall take away every item belonging to them viz., office furniture and shall dismantle any temporary structure, if any made by the **LESSEE** at the time of vacating the schedule property.
19. The Lessee shall solely bear the cost for insuring the demised premises from all types of accidents and damages.
20. **Inspection:** That the **LESSOR** or their authorized agent shall be entitled to inspect the schedule property in all reasonable times with prior intimation to the **LESSEE**.
21. **Usage of the Premises:**
 - (a) The **LESSEE** shall use the schedule property only the purpose of running the school **ACADEMIC HEIGHTS PUBLIC SCHOOL** under the name and style of **NEW LAYOLA EDUCATIONAL SOCIETY NACHRAM**/Institution and except the said purpose the **LESSEE** is not entitled to do or establish any other business on institutions or establishments.
 - (b) The **LESSOR** or **LESSEE** and their agents shall not cause any hindrance, obstruction, nuisance or in any way affecting the peaceful possession and enjoyment of the occupants in respect of the Schedule Property.
 - (c) The **LESSEE** is entitled to display the Name board/Boarding/sign board at the place provided in the Schedule Property.

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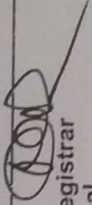
M. Umamaheswari

AS.

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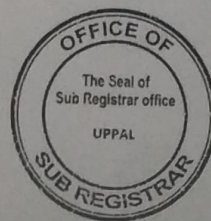
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22 **Other Covenants:**

- (a) That the **LESSOR** and **LESSEE** herein strictly shall observe the terms and conditions of the Lease Deed and shall be entitled for peaceful possession and enjoyment of the schedule property during the substance of the Lease.
- (b) The **LESSEE** hereby undertakes to pay the rents regularly as agreed above.
23. Both the parties shall bear the stamp duty and registration charges in equal ratio at the time of registration of the **LEASE DEED**.
24. **Notice :** All communications and notices in respect of the Lease Deed, Termination of the Lease, Renewal of Lease Deed shall be addressed to the respective party at the address specified above in the present Deed.
25. Further it was agreed between both the Lessor and Lessee that Additional or supplementary agreements should be entered for the 2nd phase of construction or for any other reasons.
26. The Lessee has also agreed to pay an additional amount every month rent for using the vacant land. The amounts given below are exclusive of GST, the Lessee has to pay the GST and any other taxes if any imposed by the authorities with respect to the vacant land, detailed description of the monthly rent and annual enhancements of rent for vacant land are given below.

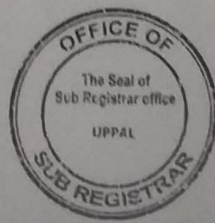
M. Umamaheswari Devi

[Signature]

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Sl no	From	To	Amount
1	01-07-2021	30-06-2022	50,000.00
2	01-07-2022	30-06-2023	52,500.00
3	01-07-2023	30-06-2024	55,125.00
4	01-07-2024	30-06-2025	57,881.25
5	01-07-2025	30-06-2026	60,775.31
6	01-07-2026	30-06-2027	63,814.08
7	01-07-2027	30-06-2028	67,004.78
8	01-07-2028	30-06-2029	70,355.02
9	01-07-2029	30-06-2030	73,872.77
10	01-07-2030	30-06-2031	77,566.41
11	01-07-2031	30-06-2032	81,444.73
12	01-07-2032	30-06-2033	85,516.97
13	01-07-2033	30-06-2034	89,792.82
14	01-07-2034	30-06-2035	94,282.46
15	01-07-2035	30-06-2036	98,996.58
16	01-07-2036	30-06-2037	1,03,946.41

27. Further it was agreed between both the parties that if any dispute arises between the parties, the same shall be referred to for decision by a court of Law under Hyderabad Jurisdiction.

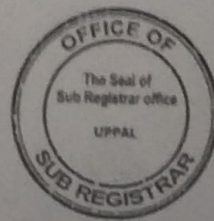
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M. Umamaheswari

[Signature]

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SCHEDULE OF THE PROPERTY

ALL THAT THE Property bearing Plot No.5/PART, admeasuring area 3000.00 Square Yards, with existing structures consisting of 24,000 Square Feet, Situated at "I.D.A." Nacharam Municipal Industrial Area, Uppal Mandal, Under GHMC Kapra Circle, Medchal-Malkajgiri District, Telangana State., and bounded by:-

NORTH : 6/1 Agarwal Granite Factory.
SOUTH : 5/C part and 5/B Part.
EAST : Part of 5/B and ECIL Road.
WEST : Babanagar Church.

IN WITNESS WHEREOF both the parties have executed this Lease Deed with free will and consent without any coercion on the 14th, June, 2021, first herein above mentioned before the following witnesses:

WITNESSES:

1. M. Mahesh

(M. MAHESH)

M. Umamaheswari Devi
SIG OF THE LESSOR

2.

K. Sreedhar
(K. SREEDHAR)

K. Sreedhar
SIG OF THE LESSEE

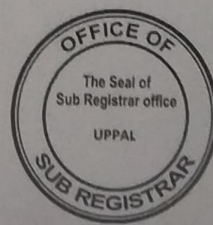
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9100/2021

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Sub Registrar
Uppal

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ఆధార్ ప్రభుత్వం
Government of India

మా మాహేశ్వరి దేవి మేకా
Uma Maheswari Devi Meka

పుట్టిన తేదీ/Year of Birth: 1968
Female

5707

To
Uma Maheswari Devi Meka
మా మాహేశ్వరి దేవి మేకా
V/O: Devendar Meka
6-2-93
2/5th Lane Arundel Pet
Arundel Pet
Guntur
Guntur Guntur
Andhra Pradesh - 522002
9885098830



అధార్ - సామాన్యని హక్కు

(LESSOR)

ఆధార్ ప్రభుత్వం
Government of India

చిలకా శివ కుమార్
Chilaka Shiv Kumar
పుట్టిన తేదీ/DOB: 02/10/1971
పురుషుడు/MALE

1763

VID: 9186 1971 9175 1627

To
చిలకా శివ కుమార్
Chilaka Shiv Kumar
S/O Late Chilaka Yellappa
2-2-1146/13/A
Balaji Nagar
Tilak Nagar
Hyderabad
Hyderabad Andhra Pradesh - 500044
9652995589

Signature valid

(ESSEE)

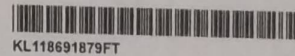
ఆధార్ ప్రభుత్వం
Government of India

మేకా మాహేశ్
Meka Mahesh

పుట్టిన తేదీ/Year of Birth: 1992
పురుషుడు / Male

0112

To
Meka Mahesh
మేకా మాహేశ్
S/O: Devender
6-2-93
2/5, arundalpet
near kennady highschool
arundalpet
Guntur
Guntur Guntur
Andhra Pradesh - 522002
9885006677



అధార్ - సామాన్యని హక్కు

M. Mahesh

(WITNESS NO.1)

ఆధార్ ప్రభుత్వం
Government of India

కుదరవల్లి శ్రీధర్
Kudravalli Sreedhar
పుట్టిన తేదీ/DOB: 03/08/1962
పురుషుడు/MALE

1552

VID: 9100 1437 5529 0796

ఆధార్
Unique Identification Authority of India

జననానామ:
S/O Subramaneyeswara Rao, 4-7-14/403, విజయ శ్రీ
టవర్స్, రవీంద్ర నగర్, నాచారం, ఎస్.ఐ. హాస్పిటల్ ఎదురు,
రంగారెడ్డి, రంగారెడ్డి
ఆంధ్ర ప్రదేశ్ - 500076

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VID: 9100 1437 5529 0796

(WITNESS NO.2)

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