

తెలంగాణ తెలంగాణ TELANGANA

S.No. 1577 DATE: 25-11-2021
SOLD TO: M. Subrahmanyam
S/o. Late. Ankaiah R/o. Nellore, A.P.,
FOR WHOM : GEETHANJALI EDUCATIONAL SOCIETY

AE 233960
Kalpana
IKKURTHY MALPANA
LICENSED STAMP VENDOR
LIC No: 15-10-01/2019 CL No: 15-10-080/2021
Flat No: 1182, Sri Swamy Anupama Co-Op Housing Society
Madhapur, Secy: Madhapur, Madhapur, Ranga Reddy Dist
Pin: 500066/6722.

LEASE DEED

This Deed of Lease is made and executed on this 26th day of November 2021 at Hyderabad by and between:

Mr. M. Vijay Bhaskar Reddy S/O M. Yadava Reddy aged about 45 years, residing at H.No: 17-1-382/BR/1, Brundavan Colony, Champapet, L.B. Nagar, Ranga Reddy Dist, Hyderabad.

Mrs. M. Sri Lekha Reddy W/O, Mr. M Vijay Bhaskar Reddy Aged about 39 years, residing at H.No: 17-1-382/BR/1, Brundavan Colony, Champapet, L.B. Nagar, Ranga Reddy Dist, Hyderabad.

Hereinafter referred to as "LESSORS/LANDLORDS", which terms shall mean and include all the legal heirs, legal representatives, successors, executors, attorneys, agents, assigns and administrators etc.,) of the ONE PART.

AND

M/s. GEETHANJALI EDUCATIONAL SOCIETY, Registered No. 316 / 09 dated 07.10.2009, Nellore Dist, Andhra Pradesh, having its office at No.23/812, Fathekhampet, Nellore, S.P.S.R. Nellore District, Andhra Pradesh, represented by its President Sri. MANNURU SUBRAMANYAM, S/o. M. Ankaiah, aged about 52 years, residing at D. No.23/812, Fathekhampet, Nellore, S.P.S.R. Nellore District, Andhra Pradesh. (Hereinafter referred to as the "LESSEE/TENANT", which term shall mean and include all its heirs, partners, successors, attorneys, agent, assigns and administrators, etc.,) of the OTHER PART:

M. Subrahmanyam 1

Kalpana

Whereas the LESSORS are the absolute owners and possessors of property bearing the Survey No 114, H.NO:9-205, Thunmalakunta, Champapet, L.B. Nagar, R.R District, Telangana.

In the above mention address at Hyderabad specifically described in here to and which will hereinafter be referred to as the demised premises.

The Lessee has approached the LESSORS to let out the above said property for the purpose of starting Educational Institution in the name and style of "RAVINDRA BHARATHI GLOBAL SCHOOL, HYDERABAD " for a lease period of (15) years with locking period of 10 years on the Monthly Rent of Rupees.6,72,000/- (Rs.5,72,000/- for 26000 sft constructed building+Rs.1,00,000 for open land)(Six lakh seventy two thousand only.) In one acre land which includes approximately 26000Sq.ft building and remaining open land in one acre.

Rent should be divided in three names :

1. Mr. M. Vijay Bhaskar Reddy Rs.3,36,000/- (three lakhs thirty three thousand rupees only)
2. Mrs. M. Sri Lekha Reddy W/O., Mr. M Vijay Bhaskar Reddy Rs.3,36,000/- (Three lakhs Thirty three thousand rupees only)

The lease deed should be registered for 15 years with 10 years locking period on 2,00,000/- monthly rent. the lessee has to pay 18% of the GST amount on monthly rent of 2,00,000/- rs. every month on the name of the lessor M. Vijay Bhaskar Reddy. This 2,00,000/- (two lakhs) amount we are paying for 9090 sq.ft only.

Now this lease deed witnesses as follows:-

1. The LESSORS hereby declares that they are the owners in proportionate to their shares and in possession of the demised premises which is more fully described in the schedule mentioned hereunder and the same is free from all encumbrances, charges, liens, etc.
2. That in pursuance of the above agreement and in consideration of the rent herein reserved the LESSORS do hereby agree to by way of lease on or before all that its part and parcel of the scheduled property and to the LESSEE to hold the same will the subsistence of the lease on the following terms and conditions. The actual plinth area of the building shall be determined before occupation of the building. The rent will be paid only for the actual available/ constructed plinth area under utility.
3. The lease period of 15 years will commence from 1st June,2022 to 31.st March,2037 by the LESSEE. After 15 years the LESSEE shall renew at the option of LESSORS for further period from time to time on mutual agreed terms and conditions, by means of separate lease deeds after giving six months advance notice provided the rent shall be enhanced on mutual negotiations. The lease period may be renewed after the expiry of lease agreement with the consent of LESSORS and LESSEE on the agreed terms.

M. Vijay Bhaskar Reddy

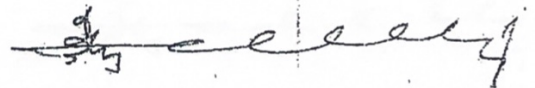
Sri Lekha Reddy

Subject to deduction of TDS as per income Tax law, by way of Demand Draft/ Cheque on or before 15th day of every English calendar month and the TDS certificate in 2602B of the IT Act will be issued once in year. The "LESSEE" liability to pay rent to the "LESSORS" will commence from 1st June, 2022 or on date of actual occupation of the completed building by the LESSEE. The rent will be paid in proportion of the occupied slab area building under utility.

5. The LESSORS agree to provide/construct the required no. of internal partitions in the building, and vitrified flooring for ground floors with 2x2 of best quality Tiles, and corridor should be granite flooring. stair case should be with granite flooring.
6. The LESSEE agrees to pay advance amount of Rs,80,64,000/- (Rupees Eighty lakhs Sixty four thousand only.) In above mentioned advance five months rent (Rs.33,60,000/- (Thirty three lakhs Sixty thousand only.) Will remain as interest free security deposit. Remaining amount i.e Rs.47,04,000/-, (Forty seven lakhs four thousand only) will remain as interest free and deducted from monthly rent, i.e Rs.3,00,000/- (Rs. Three lakhs only) every month for 15 months and balance amount Rs.2,04,000 (rs. Two lakh four thousand only.) in 16th month. The interest free security deposit Rs.33,60,000/- is refundable by the LESSORS without interest on the termination of the lease after vacating the building. Advance amount should be transferred equally according their rent.
7. a) The mode of payment of advance by the LESSEE is as mentioned below.
At the time of agreement an advance of Rs 5,00,000 (Rupees Five lakhs) at the time of signing the agreement by way of RTGS, UTRNO: ~~22021112600676636~~...
Bank Name Date ; ~~26.11.2021~~ Remaining balance Rs.75,64,000/- (Seventy five lakhs sixty four thousand only) will be paid in three installments. First installment amount Rs.25,64,000 (Rs. Twenty Five lakhs sixty four thousands) will be paid on December, 2021, Second installment amount Rs.25,00,000/- (Rs. Twenty Five lakhs) will be paid on January, 2022, Third installment amount Rs.25,00,000/- (Rs. Twenty Five lakhs) will be paid on Febraury, 2022,
8. The LESSEE agrees to increase the rent at the rate of 5% (five Percent) completion of every year.
9. The painting of the premises and the building should be consulted with the LESSEE before planning of exterior altec/texture paintings and interior altec patty for the building.
10. 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.
11. The LESSEE hereby agrees to use the said premises for the purpose of running educational institution (s) and not for any other purpose. The LESSEE is at liberty to use the lease hold premises for any other educational institutions established by him/them.

Mafya Shreen Kalyan

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The LESSORS shall be liable to pay the property tax, all other municipal taxes and statutory taxes levied by the Municipal Corporation or local authority or State or Central Government in respect of the building. However the 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.

13. The stamp duty and registration charges what so ever required to get the lease deed registered for 15 years for CBSE affiliation Purpose with Sub-Registrar or District Registrar shall be borne by both lessor and lessee equally only.
14. The LESSORS should provide adequate power supply with LT connection electrical wiring for the entire building including class rooms with air condition, bathrooms, passages, corridors with granite flooring, staircase etc. All main controls floor wise have been brought to the central room. Present electricity is 100 KV No. 0932000918.
15. Entire building is to be fixed with the tube light points, projector points, AC points & fan points & hooks by the LESSORS as directed by the LESSEE. The maintenance will be done by the LESSEE further.
16. The municipal water supply and drainage connection should be provided by the LESSORS as and when it is made available by the Hyderabad Corporation. At the time of water scarcity during the drought season water shall be purchased by the LESSEE. The periodical cleaning expenses shall be borne by the LESSEE. 20,000 liters capacity over head tank on the building fitted with motor for pumping water should be provided by LESSORS.
17. Drainage connections as per rules of the building at their own cost by the. The LESSORS shall provide toilets required in every floor as per school building plan. In the toilet two colors of plain tiles to be cladded to the walls with separate portions for boys and girls to the height of 10 feet. Concealed sanitary connections and material of reputed brand quality to be provided by the LESSORS.7
18. In the building all rooms are to be provided with best quality multi coloured vitrified tiles with skirting. Flooring and bathroom floors, walls fitted with glazed anti skid ceramic tiles. Office rooms, visitors lounge, Director/Principal rooms shall be given with excellent vitrified tiles with skirting and transparent cabins For Nursery L.K.G and U.K.G six class rooms shall be given multi colour vitrified tiles. The Passage flooring should be provided with granite. The stair case should be provided with steel railing. The rooms and corridors false ceiling work should be done by lessor as per the lessee.
19. In all class rooms readymade black board is proposed to be placed at LESSEE's cost. All rooms of admin block, laboratory, library, lounges, office room, etc. utility should be provided with 4' x 7' flush door and ventilator facility. Wooden door stoppers for class room and vision glass of 6" dia meter to be erected by the LESSORS to the doors specified by the LESSEE. All rooms in the building should be designed to the level of air condition requirement with proper electrification, ventilation etc for areas

M. S. Srinivasulu Reddy

[Handwritten signature]

like visitors lounge, office block, toilets, class rooms by the LESSOR.

20. However the above works Specifications will be executed in consultation with the LESSEE.
21. The LESSORS agree to abide by the mutually agreed schedule of construction annexed to this lease deed. LESSORS agree to allow LESSEE to monitor progress of the works from time to time.
22. Both LESSORS and LESSEE agree that the office & Ground floor shall be handed over by December 2021 and rest of the building of three floors should be handed over by June 2022. Rent of Ground floor will be paid from the date of occupation and remaining three floors rent will be paid from June 2022.
23. The cost of maintenance of the building for the first year of occupation will be borne by the LESSORS only. Thereafter the cost of maintenance of all minor repairs whenever needed of the building will be borne by the LESSEE. The LESSEE is not responsible for structural defects because of natural calamities like earthquake Hurricanes, riots, fire ablaze etc. Readymade movable Security Rooms at all gates (Including main gate) shall be provided by the LESSORS. For every five (5) years exterior painting should be done by the LESSORS and the interior painting including toilets should be borne by the LESSEE.
23. The original lease deed shall be in the possession and custody of the LESSORS and LESSEE one copy each.
24. The LESSORS shall provide the sanctioned building plan as per municipal rules for school purpose. The LESSORS shall provide the Assessment order copy, parent document, land document, patta, and completion certificate and building plan paid receipt copy as per the need of the LESSEE for recognition purpose.
25. The LESSORS should provide land patta building plan duly approved by appropriate authority for school purpose.
26. A copy of land Documents showing the ownership of the LESSORS to be provided to the LESSEE.
27. The Leakage of Building due to different reasons is to be rectified by Building Owner whenever it is needed immediately after finding the leakage.
28. All legal issue should be clarified at Chennai Jurisdiction only.

Handwritten signature of Mary Shivan Reddy

Handwritten signature of the Lessee

SCHEDULE OF PROPERTY

In one acre land with constructed building 26000Sq.ft with each floor of 6500 sq.ft for four floors and remaining open land within the limits of Hyderabad and within the Registration District of Ranga Reddy, Telangana.

BOUNDED BY:

- East by : 30 ft road
- West by : Colony
- North by : Owner's building
- South by : Owner's building

IN WITNESS WHEREOF THE PARTIES HAVE EXECUTED THIS AGREEMENT IN THE PRESENCE OF THE FOLLOWING WITNESSES ON THE DAY, MONTH AND YEAR AS FIRST ABOVE MENTIONED.

LESSOR-1/OWNERS

LESSEE/TENANT

1. *M. P. S. Reddy*

1. *S. S. Reddy*

2.

3.

WITNESS:

1.

2.