

## CERTIFICATE OF LAND

File No:.....

Date: 25/09/2020

Certified that land measuring 9680 Sq.Yards (about 8093.71 SQ. Meters) situated in survey numbers 45 & 46, at Main Road, IDA Nacharam, Industrial Area, Uppal Mandal, Kapra Municipal Circle, Medchal Malkajgiri Dist, Telangana State fully described in the schedule mentioned here in after, is owned by

1. Sri K. Rama Krishna S/o K. Koteswara Rao, aged about 33 years, occupation: Business, resident of Plot No. 448/A, Road No.19 Jubilee Hills, Hyderabad(Lessor-1)
2. Smt. K.Krishna Veni W/o P.Sridhar Chowdary aged about 37 years, occupation: House wife, resident of Plot No.281/Q, Road No.108, Jubilee Hills, Hyderasbad.(Lessor-2)
3. Smt Jyothi W/o K. Abhiram aged about 32 years, occupation: Business, resident of Plot No. 448/A, Road No.19 Jubilee Hills, Hyderabad.(Lessor-3)

In Terms of D.C.No: 6219 of 2019. Dt: 22/04/2019. Executed by and between Sri K.Rama Krishna & others and Nexgen Educational Trust (Sri Chaitanya School) duly registered on D.C.No: 6219 of 2019. Dt: 22/04/2019 in book I pages 1 to 8 in the sub registration office Uppal, Medchal Malkajgiri District, Telangana State.

It is Further certified that the owners of the land has leased the said land Nexgen Educational Trust (Run the schools in the name of " Sri Chaitanya School) a registered Trust bearing Regn.No: 231/IV/2009 registered at District Registrar, Rangareddy District having its office plot no:304,Kassetty heights, Ayyappa Society, Khanamet, Hyderabad, Telangana State represented by Mr. Narendra Kodali S/o Subba Rao Kodali age about 35 years occ: Service resident of Plot No. 753, Vasantha Nagar Colony, Kukatpally, Hyderabad -72. Vide lease Deed Dated 29<sup>th</sup> February 2012 at Document No: 857 of 2012 Book No: 01 pages 1 to 8 Registration at the office of the sub-Register, Uppal, Medchal Malkajgiri Dist and the land is still in position of the lessee.

It is further certified that Sri Chaitanya School, Main Road, IDA Nacharam, Industrial Area, Uppal Mandal, Kapra Municipal Circle, Medchal Malkajgiri District is located on the said land.



T. Narsa



### THE SCHEDULE OF LAND ABOVE REFERRED TO

All that the land and building in Sy No: 45&46 extent of 9680 Sq.Yards, situated at Main Road, IDA Nacharam, Industrial Area, Uppal Mandal, Kapra Municipal Circle, Medchal Malkajgiri District., Sub register office Uppal, Medchal Malkajgiri with total plinth area of 65,000 Sq. feets and open land for play ground 1 Acre bounded by

a) The property has been purchased vide sale deed No. 99/2017,Dt:04-01-2017 registered at Sub registrar office Uppal, bounded by

East: Middle plot No. A-17/4 part

South: 100 feet wide road.

West: 40 feet wide road.

North: Plot No. A-17/4 part

b) The property has been purchased vide sale deed No. 4791/2017,Dt:17-04-2017 registered at Sub registrar office Uppal, bounded by

East: Part of Plot No. A-17/4 part

South: Land belonging to Vendees in Plot No. A-17/4 part

West: 40 feet wide road adjoin to Plot No. A-17/4 part

North: M/s Andhra Foundry Machine Company

c) The property has been purchased vide sale deed No. 10445/2017,Dt:10-08-2017 registered at Sub registrar office Uppal, bounded by

East: Plot No. A-17/4 part

South: Land belonging to Vendees in Plot No. A-17/4 part

West: 40 feet wide road adjoin to Plot No. A-17/4 part

North: Land belonging to Vendees in Plot No. A-17/4 part

  
**JVI ADDL. JUDGE CUM**  
**ABDL. C.M.M**  
**HYDERABAD**





Government of Telangana  
Registration And Stamps Department  
6219/2019

Payment Details - Citizen Copy - Generated on 22/04/2019, 04:36 PM

SRO Name: 1507 Uppal

Receipt No: 6690

Receipt Date: 22/04/2019

Name: K RAMA KRISHNA  
Transaction: Lease Deed  
Chargeable Value: 18973000  
DD No:  
DD Dt:  
Bank Branch:  
E-Challan Bank Branch:  
CS No/Doct No: 6419 / 2019  
Challan No:  
Challan Dt:  
E-Challan No: 666PDE200419  
E-Challan Dt: 20-APR-19

Account Description	Amount Paid By	
	Cash	Challan
Registration Fee		19000
Deficit Stamp Duty	100/-	1343500
User Charges		100
Total:	100/-	1362600

In Words: RUPEES THIRTEEN LAKH SIXTY TWO THOUSAND SIX HUNDRED ONLY

Prepared By: NIVEDITA

SUB-REGISTRAR  
UPPALA  
Signature by SR



8  
2419

6219/2019 [Original]



తెలంగాణ తేలంగానా TELANGANA  
9510 2019 501

493976

Smt. Narendara Kodali  
Sri. D. M. Subba Rao Kodali

R/o Hyd

Y. BHAVANI

Neelgen Educational Trust

Trust

LEASE DEED

This LEASE DEED is made and executed on this 22ND April 2019 at Hyderabad, by and between.

1). Sri.K.Rama Krishna S/o.K.Koteswara Rao, aged about 33 years, occupation: Business, resident of Plot No.448/A, Road No.19 Jubli Hills, Hyderabad. (Lessor-1).

Aadhar Card: 10778, Pan Card No: AHDPR2255E, Phone NO: 9440940940.

2). Smt.K.Krishna Veni W/o.P.Sridhar Chowdary, aged about 37 years, occupation: House wife, resident of Plot No.281/Q, Road No.108, Jubli Hills, Hyderabad. (Lessor2)

Aadhar Card: 3521, Pan Card No: AUQPK4248M, Phone NO:9440940940.

3). Smt. Jyothi W/o. K.Abhiram, aged about 32 years, occupation: Business, resident of Plot No.281/Q, Road No. 10B, Jubli Hills, Hyderabad. (Lessor 3)

Aadhar Card: 23459, Pan Card No: APBPK7583E, Phone NO:9440940940.

(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

K.T.212

NexGen

Private & Confidential  
Reviewed & Printed

K. Venkatesh

Y. Narayana



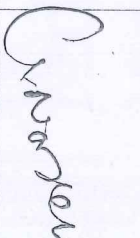


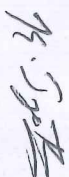
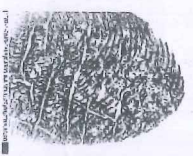

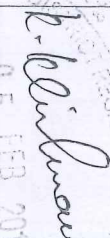


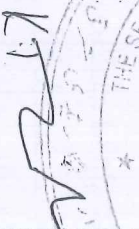
K. Jyoti



**Presentation Endorsement:**



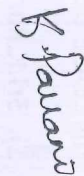



Presented in the Office of the Sub Registrar, Uppal along with the Photographs & Thumb Impressions as required under Section 32-A of Registration Act, 1908 and fee of Rs. 19000/- paid between the hours of 3 and 4 on the 22nd day of APR, 2019 by Sri K Rama Krishna

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/lnk Thumb Impression
1	LE			NEXGEN EDUCATIONAL TRUST REP BY NARENDRA KODALI S/O. SUBBA RAO KODALI P.NO.753, VASANTHA NAGAR COLONY,, KUKATPALLY, HYD.	
2	LR			JYOTHI W/O. K ABHIRAM P.NO.281/Q, RD.NO.8, JUBLI HILLS, HYD.	
3	LR			K.KRISHNA VENI W/O. P SRIDHAR CHOWDARY P.NO.281/Q, RD.NO.8, JUBLI HILLS, HYD.	
4	LR			K.RAMA KRISHNA S/O. K KOTESWARA RAO P.NO.448/A, RD.NO.19, JUBLI HILLS, HYD.	

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Uppal

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			K PAVANI GUNTUR.	
2			T SATHEESH REDDY HYD.	

22nd day of April, 2019

Signature of Sub Registrar  
Uppal



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తెలంగాణ నేతగానా TELANGANA

9511 2014/19 501-

సాదా నారేంద్రా కుదాలి

సాదా నారేంద్రా కుదాలి

రెవెన్యూ

నారేంద్రా కుదాలి

AND

భారత్ 493977

Y. BHAVANI

LICENSED STAMP VENDOR

U.No:15-07-02/2013 N.No:15-07-03/12/19

H.No:12-07-02/2013 N.No:15-07-03/12/19

2014/19 501- 000 039

NEXGEN EDUCATIONAL TRUST, (runs schools under brand name of SRI CHAITANYA SCHOOL), a registered Trust bearing Regn. No 231/IV/2009, Ranga Reddy Dist., having its office at No 80, Shri Sai Plaza, Ayyappa Society, Madhapur, Hyderabad 500081, TS. Represented by its "Authorized Representative" Mr. Narendra Kodali S/o. Subba Rao Kodali aged about 35 years, resident of Plot No. 753, Vasantha Nagar Colony, Kukatpally, Hyderabad-500072, authorized vide trust resolution dated 23<sup>rd</sup> February 2018.

Aadhar Card: 7939, Pan Card No: AXIPK3572A Phone NO:8008904823.

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.

Whereas the LESSORS are the absolute owners and possessors of property bearing Survey No.45 & 46,admeasuring 11962.5 Sq.Yds, situated at Main Road, IDA Nacharam, Industrial Area, Uppal Mandal, Kapra Municipal Circle, Medchal Malkajgiri District Which they have jointly purchased as follows:

K. T. R.

**NexGen**  
Educational Trust  
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K. Narendra

Chaitanya

5-5-19



## E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4873 Name: Kasukurthi Pavani	W/O Kasukurthy Ankamma Chowdary, Karumuru, Guntur, Andhra Pradesh, 522265	
2	Aadhaar No: XXXXXXXX3384 Name: Sathreesh Reddy Theepireddy	habsiguda, Hyderabad, Andhra Pradesh, 500007	
3	Aadhaar No: XXXXXXXX0778 Name: Konakanchi Rama Krishna	S/O Konakanchi Koteswar Rao, Shaikpet, Hyderabad, Telangana, 500033	
4	Aadhaar No: XXXXXXXX3459 Name: Konakanchi Jyothi	D/O Konakanchi Koteswar Rao, Shaikpet, Hyderabad, Telangana, 500033	
5	Aadhaar No: XXXXXXXX7939 Name: Narendra Kodali	S/O Subbarao, Nadendia, Guntur, Andhra Pradesh, 522234	

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	
Stamp Duty	100	0	1343500	0	0	1343600
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	0	19000	0	0	19000
User Charges	NA	0	100	0	0	100
Total	100	0	1362600	0	0	1362700

Rs. 1343500/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 19000/- towards Registration Fees on the chargeable value of Rs. 13260000/- was paid by the party through E-Challan/BC/Pay Order No. 666PDE200419 dated 20-APR-19 of SBI/

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## Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 1362600/-, DATE: 20-APR-19, BANK NAME: SBI, BRANCH NAME: BANK REFERENCE NO: 1477304919818, PAYMENT MODE: CASH-1000200, ATRN: 1477304919818, REMITTER NAME: NEXGEN EDUCATIONAL TRUST, EXECUTANT NAME: K RAMA KRISHNA AND OTHERS, CLAIMANT NAME: NEXGEN EDUCATIONAL TRUST).

Date:

22nd day of April, 2019

Signature of Registering Officer

Uppal

Note:-(01) Copies has been registered  
along with the original

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Sub Registrar  
Uppal

1వ ప్రకటన 2019 సం|| 194/ శా.శ.నం. 6219  
నెలబరుగా రిజిస్టరు చేయబడి స్కానింగ్ విమిశ్చం  
గుర్తింపు నెంబరు 1947-16219/2019 ఇష్టమైనది  
2019 సం|| ఎప్రిల్ 22 న తేది.

Sub Registrar  
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NOW THIS LEASE DEED IS WITNESSETH AS FOLLOWS:

1. The LESSORS hereby declares that they are the owners and possessor 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 that above agreement and in consideration of the rent herein reserved the LESSORS do hereby agree to transfer by way of lease period will commence from 1<sup>st</sup> April 2019 till 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 15 (Fifteen) Years. The lease period will commence from 1<sup>st</sup> April 2019 to 31.03.2034. The LESSEE and the LESSORS have the option of terminating this lease deed only after completion of lock in period of 8 years 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. *by executing a fresh deed.*
4. That the LESSEE has agreed to pay monthly rent of Rs.11,05,000/- (Rupees Eleven Lakhs Five Thousand Only) Rs.17/- per sq. ft for 65000 sq.ft.s (Except 2<sup>nd</sup> Building, Shed, Service Steps and Bridge) approximately towards Monthly rent, the rent shall be paid to the Lessors in equal ratio.

Sl No	Lessor name	Rent Amount
01	K.Rama Krishna	368333.33/-
02	K.Krishna Veni	368333.33/-
03	K. Jyothi	368333.33/-
		11,05,000/-

In Proportion to the Lease of the above building, the Lessee shall pay to the Lessors following applicable monthly rentals during the tenure of Lease.

Schedule of Rents (18% Enhancement Every 3 Years)

Sl.No.	Period of Lease	Monthly Rent
01	01-04-2019 to 31-03-2022	11,05,000
02	01.04.2022 to 31.03.2025	13,03,900
03	01.04.2025 to 31.03.2028	15,38,602
04	01.04.2028 to 31.03.2031	18,15,550
05	01.04.2031 to 31.03.2034	21,42,349

**NexGen**  
Educational Trust

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*K. Ramesh*

*K. Ramesh*

*K. Jyothi*

*K. Ramesh*  
*K. Ramesh*  
*K. Jyothi*





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The rent payable is subject to deduction of TDS as per income Tax laws, by way of Demand Draft / Cheque on or before 10<sup>th</sup> day of every English calendar month and the TDS certificate in **Form -16A** of the IT Act will be issued once in a year. If the rent is delayed beyond 10<sup>th</sup> of every month the delayed period shall attract an interest of 18% per annum.

The LESSEE's liability to pay rent to the LESSORS commenced with effect from 1<sup>st</sup> April 2019. The rent will be paid on the slab area of the building (s). Common areas like Open Parking, Play ground, openland, elevation balconies 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. Both the parties agrees that the rent for stilt area will be paid only after the construction of rooms in the said area.
7. The complete construction of rooms in stilt area should be completed on or before June 2019 and no rent will be paid for stilt area till the completion of construction of rooms in said area.
8. As part and parcel of this deal the LESSORS have agreed to let the LESSEE use the open land for playground of 1000 sq. mtrs. which is also co terminus with this lease deed and does not carry any rental value.
9. That the LESSEE agrees to enhance the monthly rent at the rate of 18% for every 3 (Three) yearsover and above the existing rent.
10. That the Lessors agree to provide a compound wall of 10 ft. height around the buildings with the gates erected at the required areas.
11. 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.
12. That 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 above said building. 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. GST on rent payable shall borne by the Lessee only.

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K. T. R.

K. K. K.

C. K. K.

K. T. R.





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13. ELECTRICAL CONSUMPTION DEPOSIT shall be borne by the LESSEE. Transformers of 160 KVA to be erected by the LESSORS according to the technical and electrical requirement proportionate to the building.

14. 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 Hyderabad Jurisdiction only.

15. No advance is paid by the LESSEE.

16. The LESSORS agrees to provide the LESSEE with necessary NOC from the Competent Authority.

#### SCHEDULE OF PROPERTY:

All that part and parcel of the buildingbearing Survey No.45 & 46, admeasuring 9680 Sq.Yds out of 11962.5 Sq.Yds, situated at Main Road, IDA Nacharam, Industrial area, Uppal Mandal, Kapra Municipal Circle, Medchal Malkajiri Districtbuilding consisting of Stilt+Ground+1<sup>st</sup> to 3<sup>rd</sup> floors withtotal plinth area of 65000 sq.ft.s (Except 2<sup>nd</sup> building, Shed, Service Steps and Bridge)leased to the Lessee is bounded by:

a) The Property has been purchased vide sale deed No.99/2017 Dt.04.01.2017 registered at Sub registrar office Uppal, bounded by:

East: Middle part of Plot No.A-17/4 part  
West: 40 ft. wide road  
South: 100 ft. wide road  
North: Plot no A-17/4 part

b) The Property has been purchased vide sale deed No.4791/2017 Dt.17.04.2017 registered at Sub registrar office Uppal, bounded by:

East : Part of Plot No.A-17/4 part  
West : 40 ft. wide road adjoin to plot no A-17/4 part  
South : Land belonging to Vendees in Plot No A-17/4 part  
North : M/s Andhra Foundary Machine Company

c) The Property has been purchased vide sale deed No.10445/2017 Dt.10.08.2017 registered at Sub registrar office Uppal, bounded by:

East : Part of Plot No.A-17/4 part  
West : 40 ft. wide road adjoin to plot no A-17/4 part  
South : Land belonging to Vendees in Plot No A-17/4 part  
North : Land belonging to Vendees in Plot No A-17/4 part

**NexGen**  
EducaTrust

Private & Confidential  
Reviewed & Printed

K.T. 22/12  
K. Venkatesh  
K. Sridhar  
K. Sridhar





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Uppal

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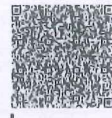


భారత ప్రభుత్వం  
Government of India

కృష్ణవేణి కొనకంచి  
Krishnaveni Konakanchi  
పుట్టిన తేదీ / DOB: 07/08/1982  
స్త్రీ / FEMALE

*K. Krishnaveni*

3521



నా ఆధార్, నా గుర్తింపు

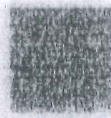
భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

కొనకంచి రామా కృష్ణ  
Konakanchi Rama Krishna  
పుట్టిన తేదీ / DOB: 08/06/1985  
పురుషుడు / MALE

*K. Ramakrishna*

0778

నా ఆధార్ - నా గుర్తింపు




భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

కాసుకూర్తి పావని  
Kasukurti Pavani  
పుట్టిన తేదీ / DOB: 15/10/1980  
స్త్రీ / FEMALE

*K. Pavani*

4873

ఆధార్-సామాన్యమానపుడే చాక్కు




భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

సతీష్ రెడ్డి తీపిరెడ్డి  
Sathiesh Reddy Theepireddy  
పుట్టిన సంవత్సరం/Year of Birth: 1970  
పురుషుడు / Male

*Sathiesh Reddy*

3384

ఆధార్ - సామాన్యమానపుడే చాక్కు




భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

కొనకంచి జ్యోతి  
Konakanchi Jyothi  
పుట్టిన తేదీ / DOB: 31/01/1987  
స్త్రీ / FEMALE

*K. Jyoti*

5424 3132 3459



నా ఆధార్ - నా గుర్తింపు


భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

నరేంద్ర కొదాలి  
Narendra Kodali  
పుట్టిన సంవత్సరం/Year of Birth: 1982  
పురుషుడు / Male

*N. Narendra*

9639 5788 7939

ఆధార్ - సామాన్యమానపుడే చాక్కు



భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

చిరునామా:  
W/O కాసుకూర్తి అంజమ్మ చౌదరి  
Choudary, 4-135/A, Karumuru,  
4-135/వి, కారుమూరు, కా రు  
మూ రు, గుంటూరు,  
ఆంధ్ర ప్రదేశ్/ఆంధ్ర ప్రదేశ్ -  
522265

Address:  
W/O Kasukurti Anjamma  
Choudary, 4-135/A, Karumuru,  
Karumuru, Guntur,  
Andhra Pradesh - 522265

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Aadhaar-Aam Admi ka Adhikar

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA

ఏకైక ప్రతిష్టా సౌకర్యం  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: 7-22 ఫ్లాట్ నెం 82  
సాయి దర్శన్ ఆప్ట్స్, జెన్ స కాంప్లెక్స్  
నా 8, హబ్సిగూడ, హైదరాబాద్, ఆంధ్ర ప్రదేశ్  
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